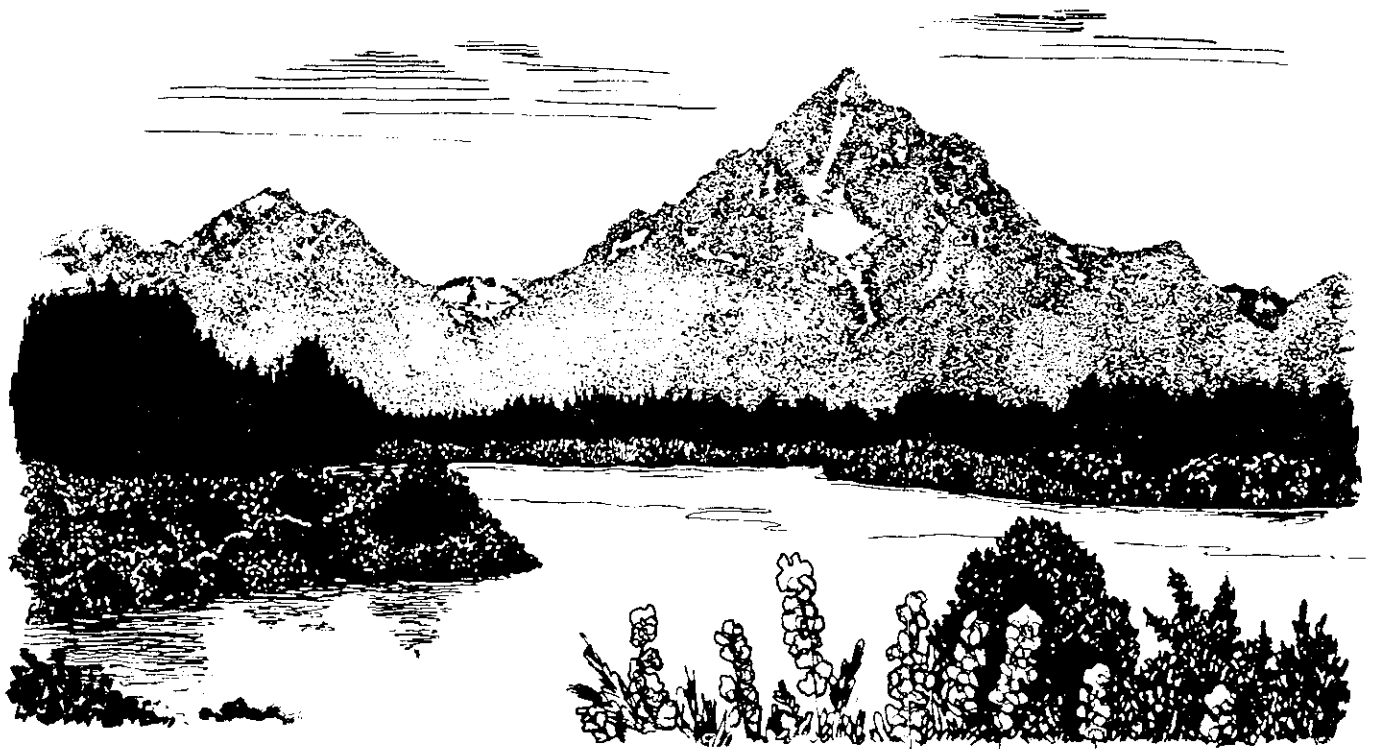


D-165A

# Development Concept Plan for the Teton Corridor Moose to North Jenny Lake

W/FDNS1 5/91



Grand Teton National Park  
Wyoming



B&W Scans

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To: All Interested Parties, Organizations, and Public Agencies

Enclosed for your information and reference is a copy of the *Teton Corridor Development Concept Plan*. A draft plan and Environmental Assessment (EA) was published and reviewed by the public in the summer of 1990. Public meetings were conducted in Jackson and Moose. A total of 69 written responses were received from individuals and organizations during the period. Comments were considered in the production of the plan and modifications made to previous proposals. A summary of the comments and the National Park Service (NPS) response is included in the appendix of the plan. Parties previously commenting on the draft plan are being sent copies of the document.

The plan is designed to provide for long-range management by separating conflicting uses, providing improved visitor services, and reducing resource impacts. Based on the results of the EA and public involvement, it is the intent of the NPS to issue a Finding of No Significant Impact (FONSI) 30 days following the distribution of the document. Proposals contained within this plan needing major construction or significant operating funds are dependent on appropriations from Congress that are not now part of the NPS program. The effort included a NPS planning team as well as input from organizations and individuals. We wish to thank all who took part in the process to produce our plan and in helping us to chart the future of Grand Teton National Park in the Teton Corridor.

Jack E. Stark  
Superintendent

## FINDING OF NO SIGNIFICANT IMPACT

### Development Concept Plan for the Teton Corridor Grand Teton National Park Moose to North Jenny Lake

## INTRODUCTION

The National Park Service (NPS) has selected a Development Concept Plan which details specific actions for implementing broad management strategies for the Teton Corridor, from Moose to North Jenny Lake. An Environmental Assessment that analyzes issues dealing with visitor services, facilities, park operations, circulation, housing, and preservation of historic structures was released to the public in the summer of 1990. The preferred alternative that was identified in that plan has been modified as a result of public comment and is summarized below.

## PROPOSAL

The final plan amends the 1976 *Grand Teton National Park Master Plan* by proposing rehabilitation/reorganization of housing at Beaver Creek and a small expansion of housing at Moose. All nonessential housing areas will be phased out and removed. Provisions will be made for essential concessioner seasonal housing at Beaver Creek and Climber's Ranch. The plan calls for upgraded visitor facilities at Moose, Jenny Lake, and String Lake, and expanded facilities for interpretation. Improvements in interpretive services at Jenny Lake and Menor's Ferry are proposed. Some upgrade, consolidation or streamlining of concessioner operations are proposed at Moose, Jenny Lake, Jenny Lake Lodge, Climber's Ranch, Exum, and Highlands Ranch. Park operations will be consolidated at Moose, and the maintenance area reorganized. Menor's Ferry will continue to serve as a focal point for interpreting local and park history. Crandall Studio and the Jenny Lake ranger station will be placed between two parking areas at Jenny Lake. Historic structures at Bar BC Dude Ranch will be evaluated for preservation through a historic structures report, which is being prepared. The Beaver Creek Historic District will be preserved and maintained.

## ALTERNATIVES CONSIDERED

A no-action and three action alternatives were considered in detail in the *DCP/EA*. Each alternative was a complete set of management actions proposed to address the issues. The first action alternative, which was the original NPS proposal, amended the 1976 *Grand Teton National Park Master Plan* by proposing rehabilitation/expansion of housing in the Moose and Beaver Creek areas. It placed a new visitor center near the south boundary and converted the space vacated at the existing visitor center to office space, an information/reception area for administration, and a post office. The alternative also called for modification of the Jenny Lake area to support increased visitation, removal of intrusive roads and structures from the lakeshore, rehabilitation and expansion of a picnic area at String Lake, an improved raft launch and picnic area

at Moose, and other improvements that would support the visitor and help preserve park resources.

The second alternative called for an increased focus on resource protection, significant changes in visitor services and support facilities, including removing the Moose visitor center and housing and constructing a new visitor center and housing at the south boundary, modifying the Jenny Lake area to support increased visitation, rehabilitating and expanding a picnic area at String Lake, and constructing a raft launch and picnic area at Moose.

The third action alternative included some minor changes in visitor services, including expanding the visitor center at Moose, modifying the Jenny Lake area to support increased visitation, rehabilitating a picnic area at String Lake, and constructing a raft launch and picnic area at Moose.

## **PUBLIC INVOLVEMENT**

The Environmental Assessment was made available for public review and comment during a 90-day period ending September 8, 1990. During this period, 69 responses were received. Fifty-three were from the general public, 1 was from another federal agency, 4 were from employees, and 11 were from groups representing several hundred persons. Additional verbal responses were received at public meetings held in August 1990. Many respondents were concerned with housing development at Beaver Creek, general development in the Climber's Ranch area, recommended actions for historic structures, and a visitor center in the vicinity of the south boundary of the park. Significant changes were made to the proposal as a result of these comments. On June 15, 1990, the Fish and Wildlife Service State Supervisor in Cheyenne concurred with the NPS determination that the *Teton Corridor Development Concept Plan* is not likely to adversely affect endangered and threatened species in the area. Compliance with Section 106 for this plan is underway with the Wyoming State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP) via a separate Memorandum of Agreement. No action will be taken on cultural resources affected by this plan until Section 106 has been completed.

## **CONCLUSION**

The proposal does not constitute an action that normally requires preparation of an Environmental Impact Statement (EIS). The proposal will not have a significant impact on the human environment. Negative environmental impacts that could occur are minor and temporary in effect. There are no unmitigated adverse impacts on public health, public safety, threatened or endangered species, sites or districts listed in or eligible for listing in the National Register of Historic Places, or other unique characteristics of the region. No highly uncertain or controversial impacts, unique or unknown risks, cumulative effects or elements of precedence were identified. Implementation of the action will not violate any federal, state, or local law.

Based on the foregoing, it has been determined that an EIS is not required for this project and thus will not be prepared.

Approved:

*Reking*

*James H. Neelach*

Regional Director, Rocky Mountain Region

*5/22/91*

Date

## TABLE OF CONTENTS

TABLE OF CONTENTS .....	i
LIST OF MAPS, TABLES, AND FIGURES .....	iii
THE TETON CORRIDOR DEVELOPMENT CONCEPT PLAN .....	1
Introduction .....	1
Summary of the Plan .....	2
Visitor Services and Facilities. ....	4
Concessioner Visitor Services. ....	4
Park Operations. ....	4
Circulation. ....	4
Housing. ....	4
Historic Resources. ....	5
General .....	5
Site Rehabilitation. ....	6
Architectural Theme. ....	6
Utilities. ....	6
Moose .....	9
Visitor Services and Facilities. ....	10
Concessioner Visitor Services. ....	10
Park Operations. ....	10
Circulation. ....	10
Housing. ....	10
Historic Resources. ....	13
Beaver Creek .....	13
Park Operations. ....	13
Circulation. ....	13
Housing. ....	13
Historic Resources. ....	17
Beaver Creek to Lupine Meadows .....	17
Visitor Services and Facilities. ....	17
Concessioner Visitor Services. ....	17
Housing. ....	18
Historic Resources. ....	18
Lupine Meadows .....	18
Visitor Services and Facilities. ....	18
Concessioner Visitor Services. ....	18
Park Operations and Circulation. ....	18
Housing. ....	18
Historic Resources. ....	27
Jenny Lake .....	27
Visitor Services and Facilities. ....	27

Concessioner Visitor Services. ....	27
Park Operations and Circulation. ....	27
Housing. ....	27
Historic Resources. ....	27
String Lake ....	28
Visitor Services and Facilities. ....	28
Park Operations and Circulation. ....	28
Jenny Lake Lodge ....	28
Concessioner Visitor Services. ....	28
Park Operations. ....	33
Circulation. ....	33
Operations ....	33
Construction Cost Estimate ....	33
Future Planning Needs ....	33
<b>CONSULTATION AND COORDINATION</b> .....	<b>39</b>
Public Review Process .....	39
Compliance with Section 7 of the Endangered Species Act .....	39
Compliance with Section 106 of the National Historic Preservation Act ....	39
<b>LIST OF PREPARERS</b> .....	<b>41</b>
<b>APPENDICES</b>	
Appendix A - Historic Structures	
Appendix B - Public Comments and Response	
Appendix C - Statement of Findings	

## **LIST OF MAPS, TABLES, AND FIGURES**

### **Maps**

Area Map (7)  
Moose DCP (11)  
Beaver Creek DCP (15)  
Climber's Ranch DCP (19)  
Lupine Meadows DCP (21)  
Jenny Lake DCP #1 (23)  
Jenny Lake DCP #2 (25)  
String Lake DCP (29)  
Jenny Lake Lodge DCP (31)

### **Tables**

Table 1 - Rehabilitation Needs (6)  
Table 2 - Utility Needs (9)  
Table 3 - Moose Housing (9)  
Table 4 - Beaver Creek Housing (14)  
Table 5 - Highlands Ranch/Climber's Ranch Housing (14)  
Table 6 - Construction Cost Estimate (33)



# THE TETON CORRIDOR DEVELOPMENT CONCEPT PLAN

## INTRODUCTION

The final plan, presented in this document, constitutes the National Park Service's Development Concept Plans for the Teton Corridor, Moose to Jenny Lake Junction, in Grand Teton National Park. The plan is a combination of the alternatives and the proposal that were presented in *Teton Corridor Development Plan and Environmental Assessment (DCP/EA)*, April 1990 and released for a 90 day public comment period from June to September 1990. Public comments are summarized in Appendix B, and resulted in changes shown in the development concept plans (DCP) displayed in this document.

Alternatives considered in the *DCP/EA* contained a complete set of management options to address the issues identified during the course of the planning process. Actions proposed for each area were interdependent with actions proposed for other areas. Thus a management action, for example, proposed at Beaver Creek also affected a proposed action at Moose.

The final plan contains plans for eight developed areas along with associated management actions for the corridor, and provides the National Park Service with direction for long-range management, development, and use of the Teton Corridor from Moose Junction to North Jenny Lake Junction. It responds to needs identified during the planning process and in public comment periods. These issues were fully explained in the *DCP/EA* and included visitor services, facilities, park operations, circulation, and housing within the corridor and the preservation of as many historic structures as possible within a complete alternative. Changes provided are considered necessary to separate conflicting uses, better serve the visitor, and reduce resource impacts. The DCPs also reflect substantial changes from the original proposal presented in the *DCP/EA* during public review.

The final plan changes some visitor services and amends the 1976 *Grand Teton National Park Master Plan* for housing, by proposing the rehabilitation, reorganization, and slight expansion of housing in the Beaver Creek area and expansion of housing at Moose. It also recognizes the interdependent relationship for housing permanent and seasonal employees at Moose and Beaver Creek. The final plan allows for expanded interpretive facilities and additional office space at Moose. It also retains and upgrades the facade of gas station/store/post office and provides for an improved raft launch, picnic area and other improvements at Moose that would support the visitor and help preserve park resources. The final plan modifies the Jenny Lake area to support concentrations of visitors; removes intrusive roads and structures from the lakeshore; rehabilitates and expands a picnic area at String Lake. Major improvements in interpretive services at Jenny Lake and Menor's Ferry are also proposed.

In the final plan, some consolidation of concessioner operations will occur. Improved services will be provided at Jenny Lake. The horse concession operation at Lupine Meadows is being phased out and removed. Horse use at Jenny Lake Lodge will be

confined to designated routes. Moderate improvements will be made at Jenny Lake Lodge. Exum housing will be located within the Highlands/Climber's ranch vicinity. The old Exum office will be removed (from adjacent to Cottonwood Creek) and replaced by a historic Kimmel cabin to be located west of their existing office site. Some provisions will be made for essential concessioner seasonal housing at Beaver Creek and the Highlands/Climber's ranch vicinity. Park operations will change with expanded offices at Moose, some reorganization of the maintenance area and provisions for NPS seasonal housing. Improvements in circulation will be accomplished by the consolidation of similar functions and relocation of others. Housing will be rehabilitated and upgraded with some additional units at Moose and replacement and reorganization at Beaver Creek. All nonessential housing will be phased out and removed. Crandall Studio and the ranger station at Jenny Lake will be located in the Jenny Lake complex between the two parking areas. Historic structures at Bar BC Dude Ranch will be evaluated for preservation through a historic structures report currently being prepared. The Beaver Creek Historic District will be preserved and maintained.

## SUMMARY OF THE PLAN

The final plan represents management's plan to address many of the issues presented in *Teton Corridor Development Concept Plan and Environmental Assessment, April 1990*. The final plan contains eight separate development concept plans along with associated management actions for the corridor. The Plan map shows the overall resolution of and general relationship between issues presented in the *DCP/EA*. Understanding the relationship between areas is important to understanding the subtle shifts in the functions and resolution of the planning issues. Refer to the Plan map while reading the text.

The final plan changes some park facilities and results in an overall improvement in park operations. *It provides the appropriate level of changes to present operations and park facilities necessary to separate conflicting uses, better serve the visitor, and reduce resource impacts.*

The Moose DCP improves the quality of historical interpretation by upgrading the interpretive site at Menor's Ferry. It allows for expansion of the existing visitor center and visitor services at the present location with provisions for new facilities, if warranted, in the future. The park is working with public support organizations to fund this proposal, and costs have been reduced in the construction estimate to reflect these initiatives.

The Moose DCP allows for the replacement of seasonal housing capacity lost through the removal of the Kimmel cabins in the Moose and Highlands housing areas. It improves safety through facility and circulation improvements and retains/improves the integrity of some historic structures. Design changes will improve circulation by separating the major functional areas of housing, the float launch, the visitor center, the maintenance area, Menor's Ferry, the Chapel of the Transfiguration, the 4 Lazy F Dude Ranch, the store/gas station/post office, and the picnic area. The appearance of the area will be improved by landscaping between the maintenance facility and visitor center parking/float launch area. Landscaping barriers along the Teton Park Road and the entrance to the Chapel of the

Transfiguration will also improve appearance and visually separate housing from visitor facilities.

The Beaver Creek DCP reorganizes, upgrades, and replaces housing to modern standards. This should improve safety and aesthetics of the area. It replaces World War II housing with permanent structures and provides for seasonal concessioner and park employees. New permanent log structures will blend with the architecture of the existing historic district. The Beaver Creek DCP defines parking and separates permanent NPS housing and seasonal NPS and concessioner housing. Historic and non-historic uses are separated and the historic district retained.

Within the corridor from Beaver Creek to Lupine Meadows, the Climber's Ranch DCP provides a centrally coordinated and located summer search and rescue operation at Highlands Ranch. The DCP reduces maintenance costs by consolidating seasonal housing at a central location. It also allows for the adaptive use of historic structures in the Lupine Meadows area. It retains low cost accommodations for visitors at Climber's Ranch. It provides Exum seasonal housing at a site near Climber's Ranch through adaptive use of 9 or 10 Kimmel cabins, moves Teton Boating Company's house and storage to this same general location, and provides the Teton Boating Company with one of the Kimmel cabins for seasonal employees. At Highlands Ranch, NPS seasonal housing will be retained and the helicopter pad and summer search and rescue function will be moved to this location.

The final plan improves the natural setting by improving wildlife habitat by placing seasonal closures on the River Road. The plan will also improve conditions at the scenic corral by increasing feeding of stock and rehabilitation of degraded areas.

The Lupine Meadows, Jenny Lake #1, and Jenny Lake #2 DCPs reduce visitor conflicts in the prime resource by removing conflicting uses from the Jenny Lake shoreline and reduces horse/hiker conflicts.

The Lupine Meadows DCP improves air quality by applying dust palliative to gravel roads. Increased resource protection will result from hardened trails and defined parking. The DCP improves safety through replacement of the Cottonwood Creek Bridge with a rustic wood bridge on concrete piers. Circulation will be improved by separating conflicting uses and removing some services. Exum is provided a cabin from Kimmel cabins, for adaptive use as an office, and a 30-car parking lot in this area.

The Jenny Lake #1 & #2 DCPs remove conflicting uses from the shoreline, improve visitor orientation/interpretation, retain motorized boat use, and provide 8 additional campsites, and 10 clustered walk-in sites for bikers/hikers within the campground. The DCPs facilitate resource protection and separate conflicting uses by removing some facilities and functions from the lake shore. The DCPs also improve safety and aesthetics and protect resources by defining trails in high-use areas. Historic structures such as the Jenny Lake Store and Crandall Studio are adaptively used in the Jenny Lake visitor service complex. The Teton Boat Company house, seasonal housing, and provisions for boat storage are moved to Climber's Ranch area.

The String Lake DCP upgrades the existing facility by providing a developed picnic area. It enhances resource protection by removing facilities from the lake shore and defining use areas. It separates the competing activities of the picnic area, canoe launch, and trailhead.

The Jenny Lake Lodge DCP defines employee and guest parking, improves resource management, and reduces horse/hiker conflicts by limiting horse use to specified trails.

The final plan addresses the major planning issues presented in the *Teton Corridor Development Concept Plan and Environmental Assessment, April 1990* as follows:

### **Visitor Services and Facilities**

The final plan expands facilities for interpretation; provides for additional office space, retains and upgrades the facade of the store/gas station/post office; modifies the Jenny Lake area to better facilitate visitor use, and rehabilitates/expands a picnic area at String Lake, upgrades the float trip launch at Moose, provides a picnic area at Moose, and makes other improvements within the corridor to better serve the visitor. Major improvements in interpretive services at Jenny Lake and Menor's Ferry are also proposed.

### **Concessioner Visitor Services**

Some consolidation of existing concessioner operations will occur - the gas station/store at Moose is upgraded, improved services are provided at Jenny Lake, the concession horse operation at Lupine Meadows is phased out and will be removed, the horse use at Jenny Lake Lodge is confined to designated routes, Exum's office function is relocated to an area west of their existing location, and moderate improvements are provided at Jenny Lake Lodge. Some provisions will also be made for essential concessioner seasonal housing at Beaver Creek and in the Highlands Ranch/Climber's Ranch area.

### **Park Operations**

Park operations will change with an expansion of office space at Moose, some reorganization of the maintenance area, and additional NPS seasonal housing at Moose.

### **Circulation**

Some improvements in circulation will be accomplished by the consolidation of some similar functions and the relocation of others.

### **Housing**

The final plan amends the *1976 Grand Teton National Park Master Plan* for housing by proposing the rehabilitation, reorganization, and small expansion of housing at Beaver Creek and the rehabilitation and expansion of housing at Moose. The Lupine Meadows

and Jenny Lake housing areas will be removed and that capacity replaced at Moose and Highlands Ranch.

### **Historic Resources**

Selected historic resources will be emphasized. A replica of Menor's Ferry has been constructed, and interpretation at Menor's Ferry will be improved with new or rehabilitated exhibits. The Murie Ranch will be preserved. Crandall Studio and the ranger station at Jenny Lake will be placed in the Jenny Lake complex between the two parking areas. The Kimmel cabins will be adaptively used at an alternate location; Teton Boating's main residential cabin will continue to be used at an alternate location; the historic comfort stations at Jenny Lake and String Lake will continue to be used; and the Mangus cabin (Taggart corral) will continue to be used in its existing location. The Bar BC Dude Ranch will be evaluated for preservation through a historic structures report. Alternatives such as total preservation, natural deterioration, and removal will be evaluated. The integrity of the Beaver Creek Historic District will be maintained. A detailed list of contributing properties, their National Register of Historic Places (NRHP) status, the impact the plan will have on them, protective measures, mitigation measures, and the rationale for the actions are provided in Appendix A.

### **GENERAL**

The following management guidelines apply to the plan:

- When historic structures are removed, if feasible, they will be relocated and adaptively used at another location.
- A self-guiding trail, accessible to persons with disabilities, will be provided in the Jenny Lake area. New facilities will be accessible to persons with disabilities and existing facilities will be brought up to handicapped-accessible standards, where possible.
- A hazard fuel reduction plan will be implemented around developments and facilities, to reduce danger from wildfires.
- Opportunities for recycling will be provided.
- Winter use within the corridor will be coordinated in the Joint Winter Use Plan for Grand Teton and Yellowstone national parks and the J. D. Rockefeller, Jr. Memorial Parkway.
- All food handling and garbage collection will be accomplished using "bear-resistant" procedures and equipment. Recycling garbage and other litter will be encouraged through programs within the park.
- The integrity of the viewsheds and vistas of the prime resource, which can be described as those lands south and west of the road between Moose and North

Jenny Lake Junction, will be maintained. In addition, viewsheds and vistas to the east, on lands controlled by the Bridger-Teton National Forest, need to be protected from adverse visual intrusions created by any future oil field and timber harvest activities.

- All facilities will be constructed with materials and techniques that would minimize earthquake damage.
- The park will apply an opportunity purchase/easement program for all private inholdings.

The following information applies to all areas within the final plan:

### Site Rehabilitation

The final plan provides for the rehabilitation of abandoned roads, trails, ditches and impacted areas in addition to rehabilitation at major developments. Table 1 summarizes rehabilitation needs.

Table 1 - Rehabilitation Needs

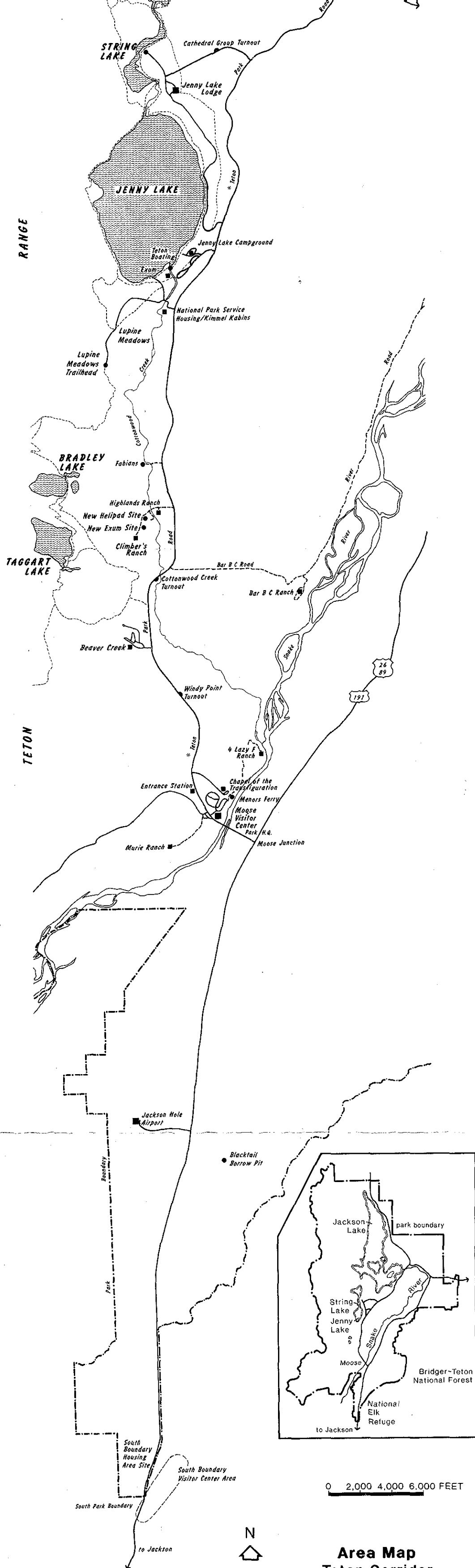
Area	Miles	Acres
Highway 89 to Moose	2.0	6.3
Moose Bridge to Moose Wilson Rd.	1.5	3.6
Moose Wilson Rd. to Windy Point	9.0	24.1
Windy Point to Cottonwood Crk.	1.8	49.3
Cottonwood Creek to Timbered Island Rd.	5.75	48.8
Timbered Is. to S. Jenny	11.0	59.2
S. Jenny to N. Jenny	9.5	27.8
N. Jenny to Sting Lake	2.5	21.0
<b>TOTAL</b>	<b>43.05</b>	<b>240.1</b>

### Architectural Theme

The final plan provides for a general architectural theme throughout the corridor that emphasizes rustic log architecture or incorporates architecture for new construction and renovation that is historically common to the area. This will exclude minor modifications to existing structures.

### Utilities

The final plan provides for the burial of all utility lines. It also includes the upgrading and winterizing of all storage tanks and water, sewer, electric, and telephone lines to meet state and federal standards. Table 2 displays the utility needs by area, but does not include any additions for new construction.



\*Note: Alignment shown for Teton Park Road is new alignment.

**Area Map**  
**Teton Corridor**  
 Grand Teton National Park  
 United States Department of the Interior -  
 National Park Service

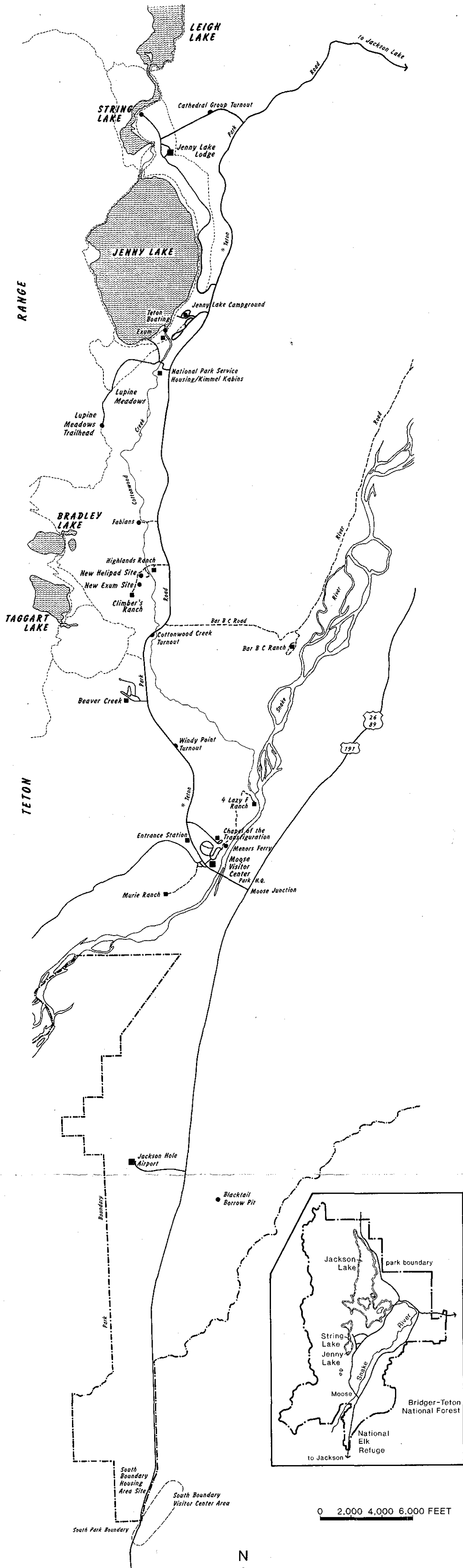




Table 2

AREA	ELECTRIC LINES To be Buried	TELEPHONE To be Buried	ADDITIONAL NEEDS
Moose	2,600 LF	2,600 LF	Replace 3,000 LF waterline, 1 sewer lift station
Beaver Creek	250 LF	250 LF	Replace 1 well, 500 LF of sewerline
Corridor: Beaver Creek to Lupine Meadows	47,250 LF		
Climber's Ranch	500 LF	500 LF	Replace 500 LF waterline
Jenny Lake			Replace 2,600 LF waterline
Jenny Lake Lodge			Replace 1 sewage lift station

## MOOSE

Park operations, maintenance, administration, housing, visitor center, and concession operations will remain at Moose.

The final plan calls for the NPS to retain and maintain the integrity of existing and potential NRHP structures in the Murie Ranch area. Structures comprising the 4 Lazy F Dude Ranch will be evaluated once private interests are relinquished.

The Moose DCP retains and upgrades the facade for the post office/store/gas station. It provides a picnic area and retains/upgrades the float trip launch in its present location. Housing at Moose will be upgraded to modern standards and landscaped. Eight new triplex units for seasonal housing will be added to replace the capacity lost at Lupine Meadows. Covered storage will be added to existing houses. A community multi-purpose building and three single family houses will be constructed. Office space will be expanded and upgraded with the expanded visitor center. The appearance of the maintenance area will be improved by the addition of landscaping and a fence.

Table 3 shows the Housing Space requirements for the plan.

Table 3 - Moose Housing (Permanent & Seasonal Employee Housing)  
(SF)

Description	No. of Units	Space Each	Total
Single Family - 3-Bedroom to Remain (P)	22	1,350	29,700
Duplex - 3-Bedroom to Remain (P)	6	1,280	7,680
Apartment - 2-Bedroom to Remain (P)	8	1,120	8,960
New Single Family - 3-Bedroom (P)	3	1,350	4,050
New Triplex 8-2-Bedroom (S)	24	1,280	30,720

(S) Seasonal (P) Permanent

At Menor-Noble Historic District, a replica of Menor's Ferry has been built and is interpreted. The ferry is the site's primary theme, and is essential to public understanding of the site. A furnishings plan will be done for the Menor cabin to coincide with the period represented by the general store (c 1900). Exhibits will be developed for the history museum depicting the human history of the valley (before dude ranching). The historic photo exhibit in the Noble cabin will be redone, based on the theme of the early days in Jackson Hole. The self-guiding trail will be retained, hardened and improved.

### **Visitor Services and Facilities**

Visitor information and interpretive services will be provided in an expanded visitor center at its current Moose location. If future conditions indicate a need for increased information, interpretation, and orientation services, a new visitor center in the vicinity of the park's southern entrance will be considered. Any such project will be subject to compliance with the National Environmental Policy Act, including further public participation. The NPS will cooperate in interagency efforts to provide one-stop visitor information on resource attractions. This may include participation in the planning and staffing of a joint visitor information center in Jackson Hole.

A new picnic facility will be constructed and a float trip launch for both concessioner and private use will be redesigned to separate the two uses.

### **Concessioner Visitor Services**

The existing store/gas station will be upgraded. Parking will be redesigned and improved. The float trip launch facilities will be improved, allowing the concessioner to provide better float opportunities for visitors.

### **Park Operations**

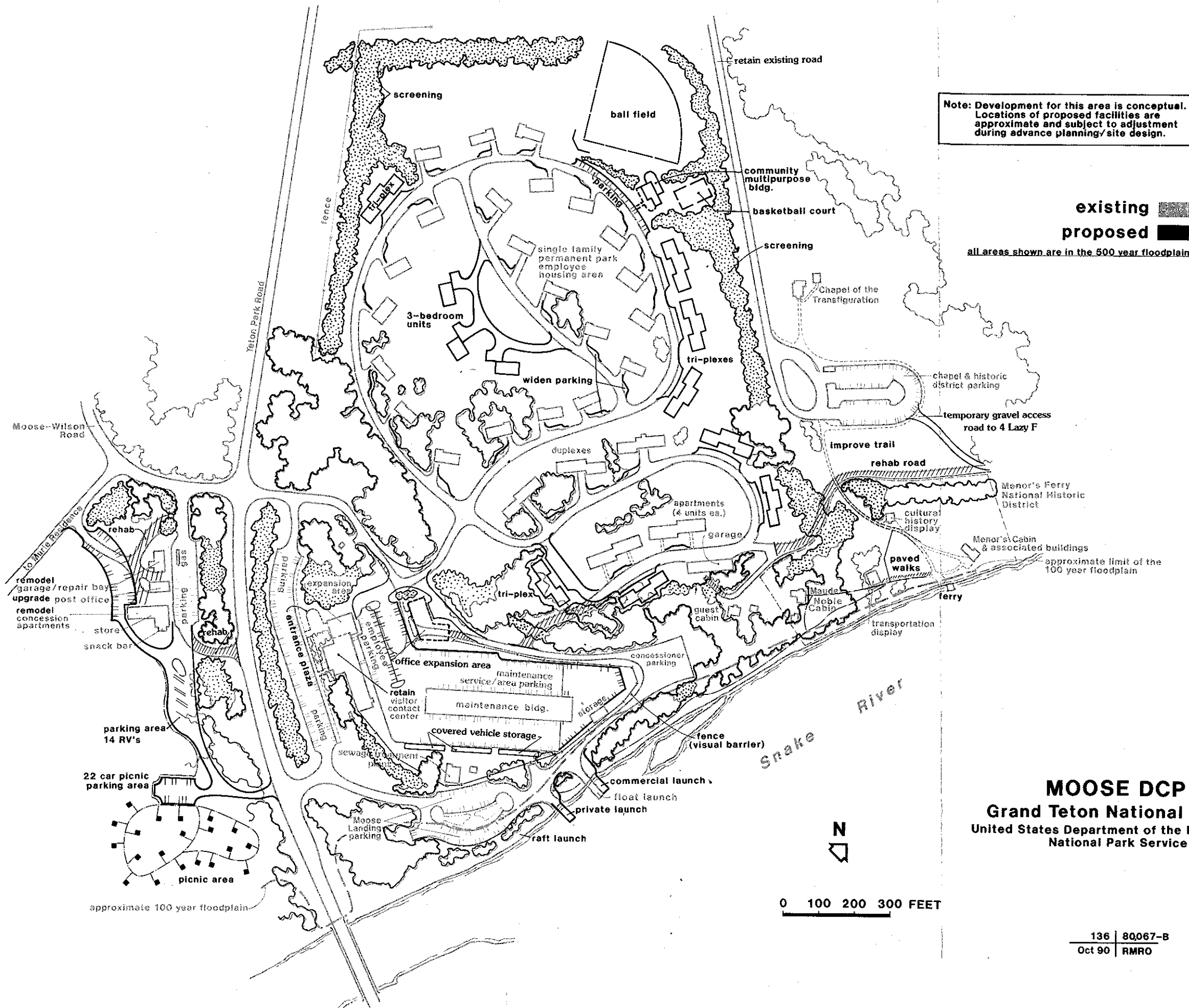
Additional office space will be provided at Moose. The storage space in the maintenance area will be moved to the Blacktail Borrow Site.

### **Circulation**

Circulation will be improved at the gas station/store/post office by redesign and relocation of parking. Separation of visitor services, maintenance, and housing through road realignment will also improve circulation. Separation of the Chapel of the Transfiguration/Menor's Ferry parking area from the rest of the Moose area will eliminate conflicts in pedestrian and vehicular circulation.

### **Housing**

Mission 66 housing will be restored to meet NPS standards. Three single family homes and eight triplex units will be added. A formal storage area for residents' use will be provided. Road access into the housing area will be reduced to a single entry.



## Historic Resources

One private interests are relinquished at the 4 Lazy F Dude Ranch, the structures would be removed and the site rehabilitated; or removed and considered for adaptive use inside the park and the site rehabilitated; or removed and considered for adaptive use outside the park and the site rehabilitated; or considered for retention in place compatible with day use only. A replica of Menor's Ferry has been built and the historic structures will be interpreted. The contributing structures of the Murie Ranch will be retained.

## BEAVER CREEK

The Beaver Creek DCP, including the reorganization of the Beaver Creek administrative area, will bring existing infrastructure up to current NPS standards (as described in NPS-76, Housing) and provide for replacement of obsolete seasonal housing. The plan amends the 1976 *Master Plan* to the extent necessary to replace existing mobile home units with permanent structures. It provides minimal expansion necessary to address immediate needs for critical office space and employee housing.

### Park Operations

The DCP will relocate the utility yard to the Blacktail Borrow Site.

### Circulation

Reorganization of the area improves overall circulation through the separation of seasonal and permanent employee housing. Parking will be reorganized, formalized, and paved. Areas not needed for road or parking will be rehabilitated. Roads and parking areas will be designed to better facilitate winter plowing. The NPS search and rescue cache will be located at the entrance to the housing area during the winter months.

### Housing

Beaver Creek, zoned as an "administrative area," has been used for employee housing since the park's inception, but has never had a development concept plan to guide the location of buildings. The reorganization of existing housing (15 duplex structures and 4 single family dwellings) at Beaver Creek, the phase-out of mobile homes from the area, and the complete elimination and rehabilitation of the maintenance "boneyard," coupled with replacement housing at Moose, best addresses the issue of housing in the DCP/EA. Most of the existing roads and the utility system can be used without major construction, although some improvement is needed. Little land is impacted. The Beaver Creek Historic District will not be impacted, thereby protecting a significant cultural resource.

Existing housing at Beaver Creek will be replaced and upgraded to NPS modern standards. Fifteen new seasonal units and four new single family units will be built for replacement of building and trailers being removed.

Table 4 - Beaver Creek Housing  
(Permanent, Seasonal, and Concessioner)  
(SF)

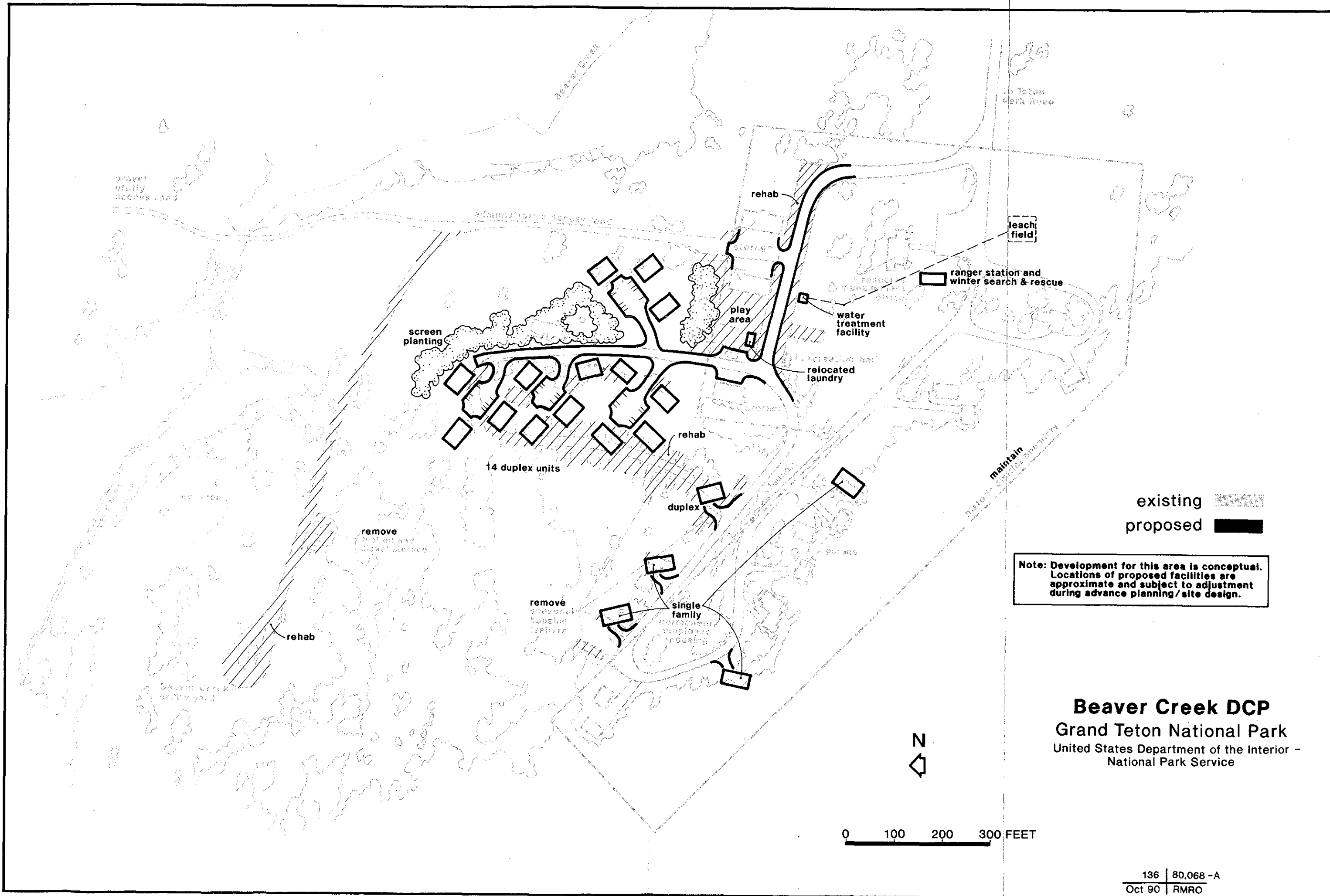
Description	No. of Units	Space Each	Total
Single Family - 3-Bedroom to Remain (P)	2	1,350	2,700
Single Family - 2-Bedroom to Remain (P)	2	1,000	2,000
Single Family - 1-Bedroom to Remain (P)	1	720	720
Single Family - 2-Bedroom - Removed (S)	2	1,000	2,000
Duplex - 2-Bedroom - Removed (S)	1	875	875
Duplex - 1-Bedroom - Removed (S)	5	420	2,100
Mobile Home - 2-Bedroom - Removed (P)	2	720	1,440
Mobile Home - 3-Bedroom - Removed (S)	3	715	2,145
Mobile Home - 1-Bedroom - Removed (S)	1	540	540
4-Single Family Homes-3-Bedroom(P)	4	1,350	5,400
Replacement Duplex-2-Bedroom Units (S)	22	850	18,700
Includes replacement for seasonal NPS and concessioner RV units not shown in this table.			
Mobile Home Sites - Removed(S)	10		
Mobile Home Sites - Removed (C)-GTLC	5		

(S) Seasonal (P) Permanent (C) Concessioner Seasonal

Table 5 - Highlands/Climber's Ranch  
(Permanent, Seasonal, and Concessioner)  
(SF)

Description	No. of Units	Space Each	Total
Highlands			
Single Family Log-2 Bedr. Remain (S)	3	440	1,320
Single Family Log -Efficiency Remain (S)	13	430	5,590
Single Family Log -1 Bedr. Remain (S)	8	240	1,920
Single Family Log -Efficiency Relocated (S)	2	240	480
Single Family Log -1 Bedr. Relocated(S)	2	430	860
	2	440	880
Single Family Log-2 Bedr. Relocated(S)	3	440	1,320
Exum			
Adaptively Used Cabins (C)	10	1,000	10,000
Teton Boating			
Teton Boating Residence Relocated	1	1,000	1,000
Adaptively Used Cabins - 1 housing, 1 storage	2	1,000	2,000
Climber's Ranch			
Cabins to Remain/Upgraded (C)	2	800	1,600
Cabins to be Relocated/Upgraded/Rebuilt	10	410	4,100
Outdoor Dining Hall to Remain/Upgraded	1	- - -	- - -

(S) Seasonal (P) Permanent (C) Concessioner Seasonal



**Beaver Creek DCP**  
**Grand Teton National Park**  
 United States Department of the Interior -  
 National Park Service

## **Historic Resources**

The historic district will be maintained with improvements to circulation and the road system. The existing historic district will be maintained according to the *Secretary of the Interior's Standards for Rehabilitation* and *NPS-28, Cultural Resource Management Guideline*, which provides guidance on the preservation of the integrity of a historic district.

## **CORRIDOR: BEAVER CREEK TO LUPINE MEADOWS**

Under the final plan, the Cottonwood Creek turnout picnic area will be formalized - three picnic tables and a vault toilet will be provided. The stock operation at Taggart Corral will be retained for picture taking opportunities, but the impacts of grazing on park lands will be reduced by increasing livestock feeding. Historic structures at the Bar BC Dude Ranch will be evaluated for preservation through a historic structures report. This report will guide decisions regarding the level of treatment for individual structures at the ranch site. The Snake River Road, with seasonal closures for wildlife, will be retained. A minimum of road maintenance and vehicle pullouts will be provided to protect the river viewshed. No action will be taken on the structures of the Lucas Fabian property until all alternatives have been thoroughly evaluated. In the interim, measures will be taken to protect them. If all alternatives are found infeasible for NPS purposes, the structures could be offered for public sale and adaptive use elsewhere.

The Climber's Ranch DCP provides for summer mountain rescue operations and associated NPS personnel in the Highlands Ranch/Climber's Ranch area. A helicopter pad will be located at Highlands Ranch. The seasonal housing capacity of the Highlands Ranch area will be maintained. The area will be altered and upgraded. A new area for Exum housing will be placed at a site near Climber's Ranch. The Teton Boating employee house, storage, and two cabins will also be located here. Climber's Ranch will be reorganized within the existing site and parking defined. Existing cabins will be relocated and upgraded. Table 5 shows the housing space requirements in the Highlands Ranch/Exum/Climber's Ranch area.

## **Visitor Services and Facilities**

Under the final plan, the picnic area at the Cottonwood Creek Turnout will be formalized with the addition of picnic tables and a vault toilet. The Snake River Road, with seasonal closures for the protection of wildlife, will be minimally maintained for a motorized opportunity along the Snake River. Some small turnouts will be provided for parking.

## **Concessioner Visitor Services**

A new area for Exum seasonal personnel will be built at a site near Climber's Ranch. The Kimmel cabins from Lupine Meadows will be adaptively used at Exum's new housing site. Climber's Ranch will be reorganized within the confines of the existing site. Existing cabins will be relocated/upgraded or replaced, parking defined, and the Cottonwood

Creek bridge replaced. Capacity of Climber's Ranch will be maintained at pre-1985 levels.

### **Housing**

NPS Climbing Rangers and Exum seasonal housing will be housed in the Highlands Ranch/Climber's Ranch area.

### **Historic Resources**

As indicated previously, no action will be taken on the structures of the Lucas Fabian property until all alternatives have been thoroughly evaluated. In the interim, measures will be taken to protect them. If all alternatives are found infeasible for NPS purposes, the structures could be offered for public sale and adaptive use elsewhere. Historic structures at the Bar BC Dude Ranch will be evaluated for preservation through a historic structures report. This report will guide decisions regarding the level of treatment for individual structures at the site. Administrative access, parking, interpretation, and a trail will be provided.

### **LUPINE MEADOWS**

Under the final plan, this area will be reorganized as shown on the Lupine Meadows DCP map.

### **Visitor Services and Facilities**

A series of hardened trails will link the Lupine Meadows parking with the rest of the Jenny Lake area to help alleviate visitor density. The Jenny Lake boat launch will remain and the parking formalized. The Cottonwood Creek Bridge will be replaced with a rustic wood bridge on concrete piers.

### **Concessioner Visitor Services**

The horse concession operation is being phased out and the buildings will be removed and the site rehabilitated. The existing Exum office will be removed and the site rehabilitated. The new site for the Exum office will be west of the present office site.

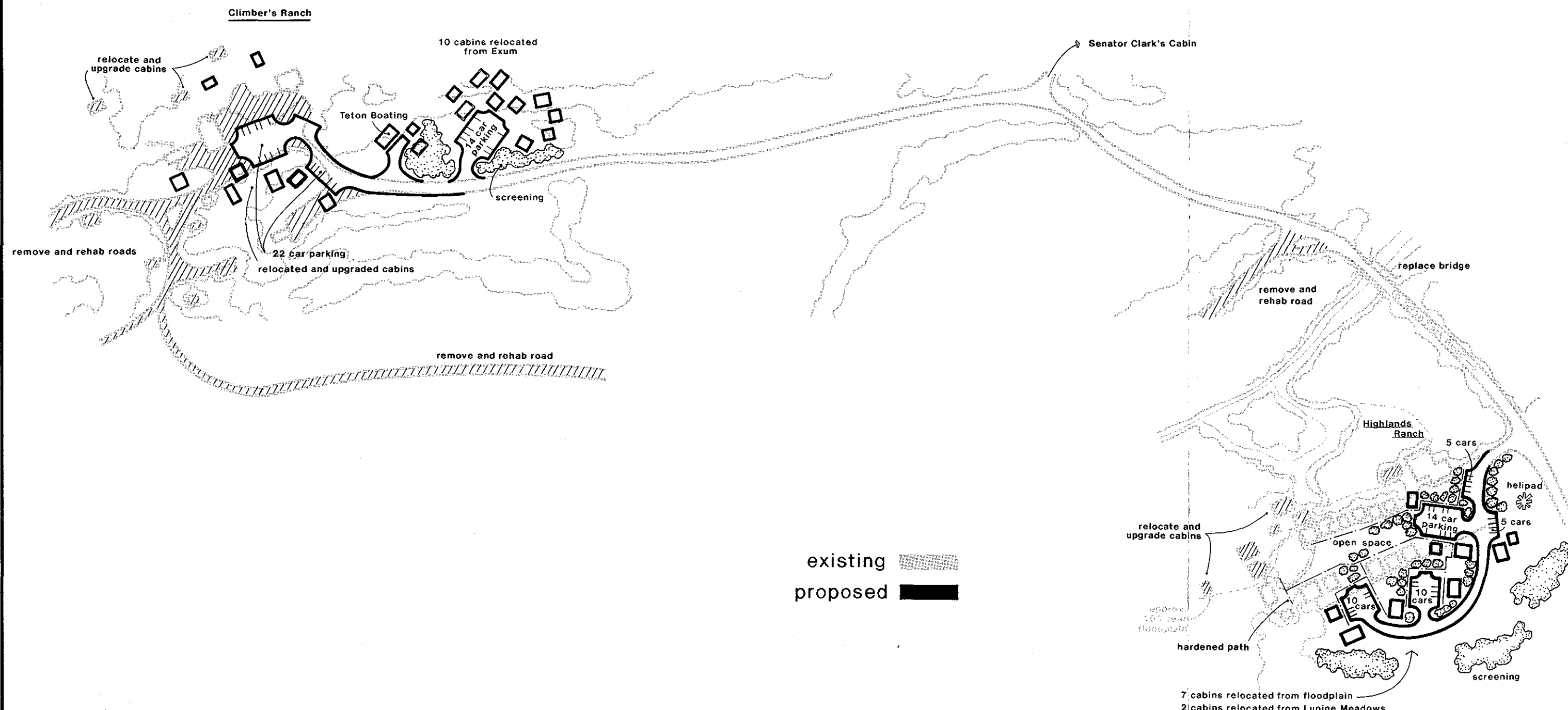
### **Park Operations and Circulation**

Operations and circulation will be improved overall in the Jenny Lake-Lupine Meadows area with the addition of hardened trails and parking. Dust palliative will be applied to the existing trailhead road, the redefined Lupine Meadows parking area, and the boat launch parking area.

### **Housing**

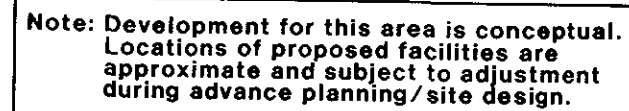
NPS and concessioner housing will be removed and the site rehabilitated. Some of the Kimmel cabins and NPS seasonal housing will be adaptively used at Climber's Ranch, the





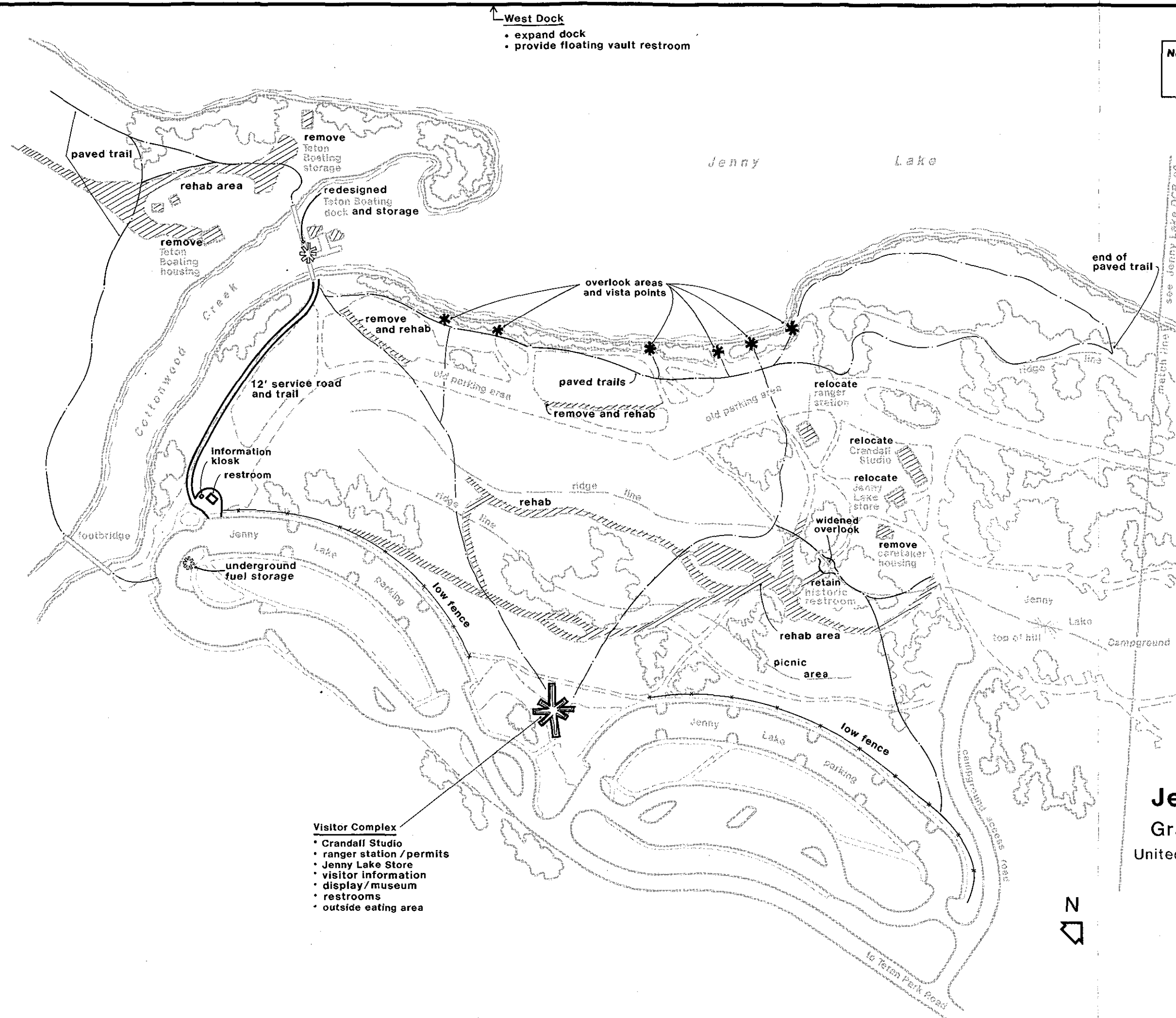
**Note: Development for this area is conceptual. Locations of proposed facilities are approximate and subject to adjustment during advance planning/site design.**

**CLIMBER'S RANCH DCP**  
**Grand Teton National Park**  
 United States Department of the Interior -  
 National Park Service



- West Dock
- expand dock
  - provide floating vault restroom

Note: Development for this area is conceptual. Locations of proposed facilities are approximate and subject to adjustment during advance planning/site design.



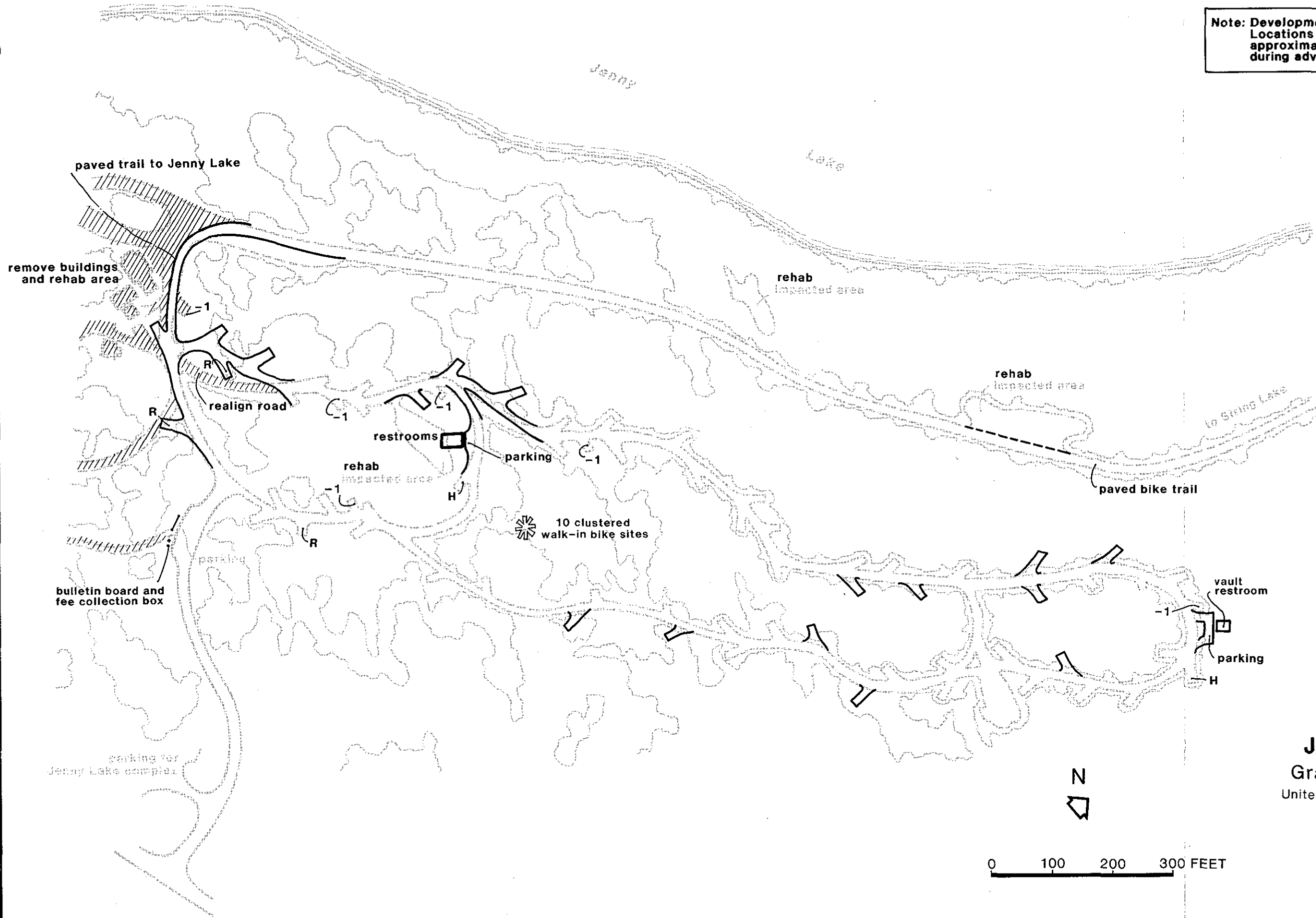
# Jenny Lake DCP #1

## Grand Teton National Park

United States Department of the Interior  
National Park Service

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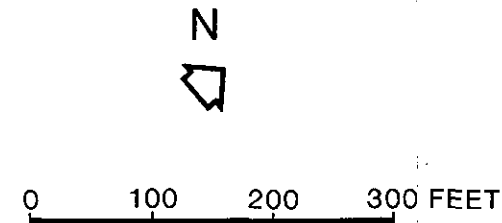
Note: Development for this area is conceptual. Locations of proposed facilities are approximate and subject to adjustment during advance planning/site design.



Handicapped (H)  
 Realign (R)  
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existing [dashed line]  
 proposed [solid line]

**Jenny Lake DCP #2**  
 Grand Teton National Park  
 United States Department of the Interior -  
 National Park Service



new Exum site, and at Highlands Ranch (See Climber's Ranch Area DCP map). Essential housing for Teton Boat Company will be relocated to the Climber's Ranch area.

The plan for housing reorganizes and consolidates like functional areas while removing others, reduces park resource impacts, and improves park operations and circulation. The plan consolidates scattered substandard development and allows the abandonment of one major utility system, saving maintenance costs.

### **Historic Resources**

Structures will be removed, adaptively used elsewhere when feasible, and the site rehabilitated.

## **JENNY LAKE**

The Jenny Lake area will be rehabilitated as shown on Jenny Lake DCP maps 1 and 2.

### **Visitor Services and Facilities**

A new centralized service complex will be built adjacent to a newly constructed parking area. A network of hardened trails will be constructed to accommodate high visitor densities and reduce impacts to vegetation. The existing campground sites and parking spurs will be upgraded. Eight new campground sites and ten clustered walk-in sites for biker/hikers will be provided. A small picnic area with at least two sites accessible to persons with disabilities will be provided in the South Jenny Lake area. The service area will include visitor orientation, interpretation and exhibits. A new vault toilet will be provided at the south Jenny Lake parking area and a public restroom built within the visitor service complex.

### **Concessioner Visitor Services**

New docks will be constructed in the boating area and toilet facilities constructed on the west side of Jenny Lake. This will be done in consultation with Teton Boating. A small storage space will be provided in the dock area. The fuel delivery system will be brought up to state and federal standards. An underground fuel storage tank with cathodic protection and an underground fuel line to the boat dock at the south Jenny Lake parking area will be provided. A new Jenny Lake store will be constructed by the Grand Teton Lodge Company to serve camper needs. Lockers for security will be provided for the public. All other concessioner structures will be removed. Private motorboat use on Jenny Lake will be continued and motors up to 10 h.p. will be allowed.

### **Park Operations and Circulation**

Operations and circulation will be improved overall in the Jenny Lake-Lupine Meadows area with better trails and parking. Walks and trails will be selectively hardened, paved and signed, and some areas will be fenced. Access to the lakeshore will be restricted to designated locations.

## **Housing**

All housing will be removed from the Jenny Lake area.

## **Historic Resources**

The Crandall Studio and Ranger Station will be moved and adaptively used in the visitor service complex. The historic restrooms will be retained at their existing locations.

Space needed for the NPS portion of the Jenny Lake Complex is estimated to be a total of 4,200 sq. ft. -- 1,800 sq. ft. for the public, 200 sq. ft. for the naturalists, 1,200 sq. ft. for the rangers, 200 sq. ft. for the natural history association, and 800 sq. ft. for ranger office space.

## **STRING LAKE**

The String Lake area will be rehabilitated as shown on the String Lake DCP map.

### **Visitor Services and Facilities**

The existing restrooms will be upgraded and new ones built. The portable toilets will be removed and vault toilets added. A canoe launch will be provided. A new trailhead parking area will be constructed. Landscaping will be done where needed. Impacted areas will be rehabilitated. Thirty to forty picnic sites and one or two shelters will be constructed. Existing facilities will be upgraded. Existing sites will be stabilized and defined. The pumphouse and old waterlines will be removed, and the areas will be rehabilitated.

### **Park Operations and Circulation**

Trails will be hardened and walks selectively hardened, fenced and signed. Trailhead, canoe launch and parking, and picnic areas will be defined for separate uses.

## **JENNY LAKE LODGE**

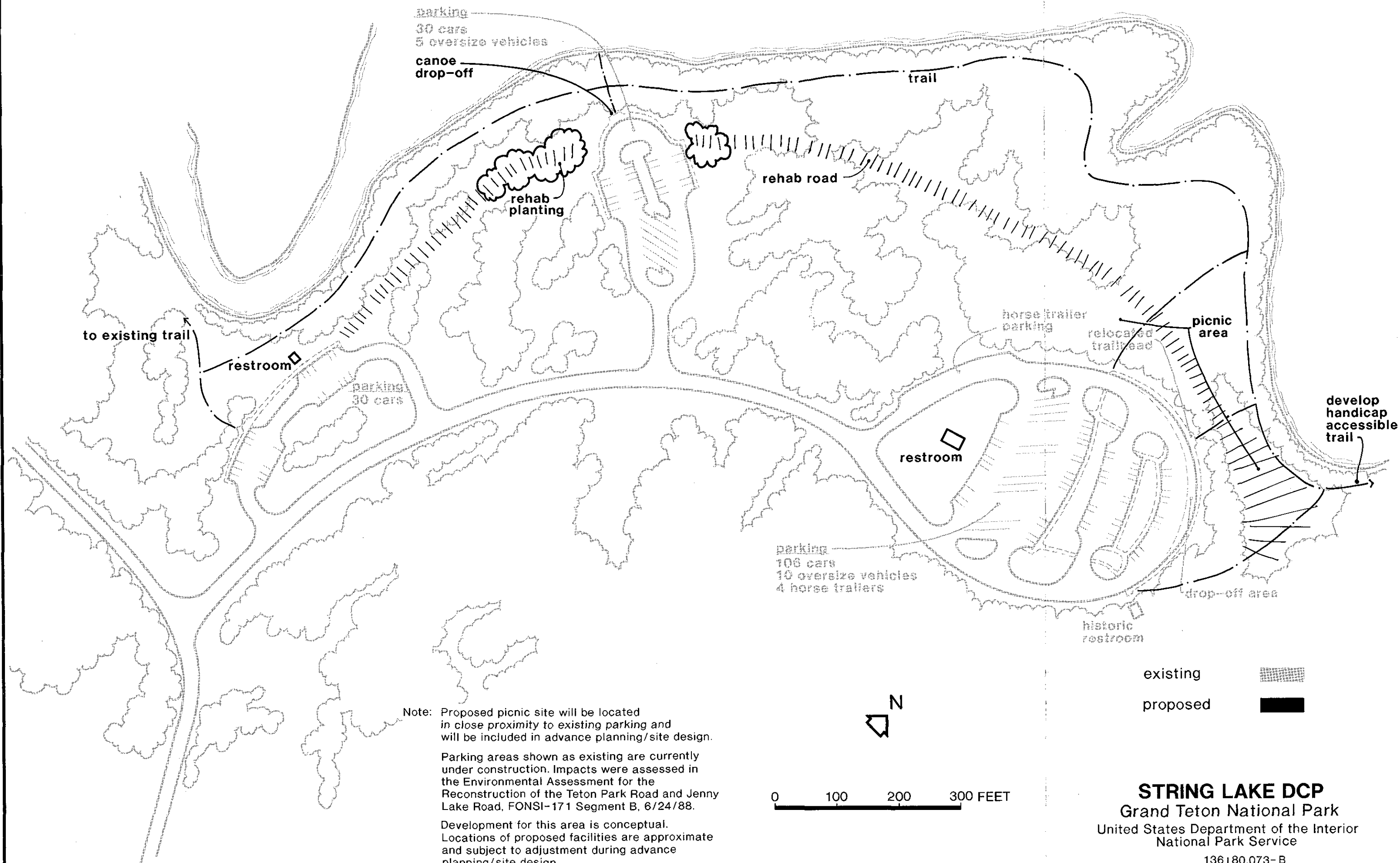
The Jenny Lake Lodge will be altered slightly as indicated on the Jenny Lake Lodge DCP map.

### **Concessioner Visitor Services**

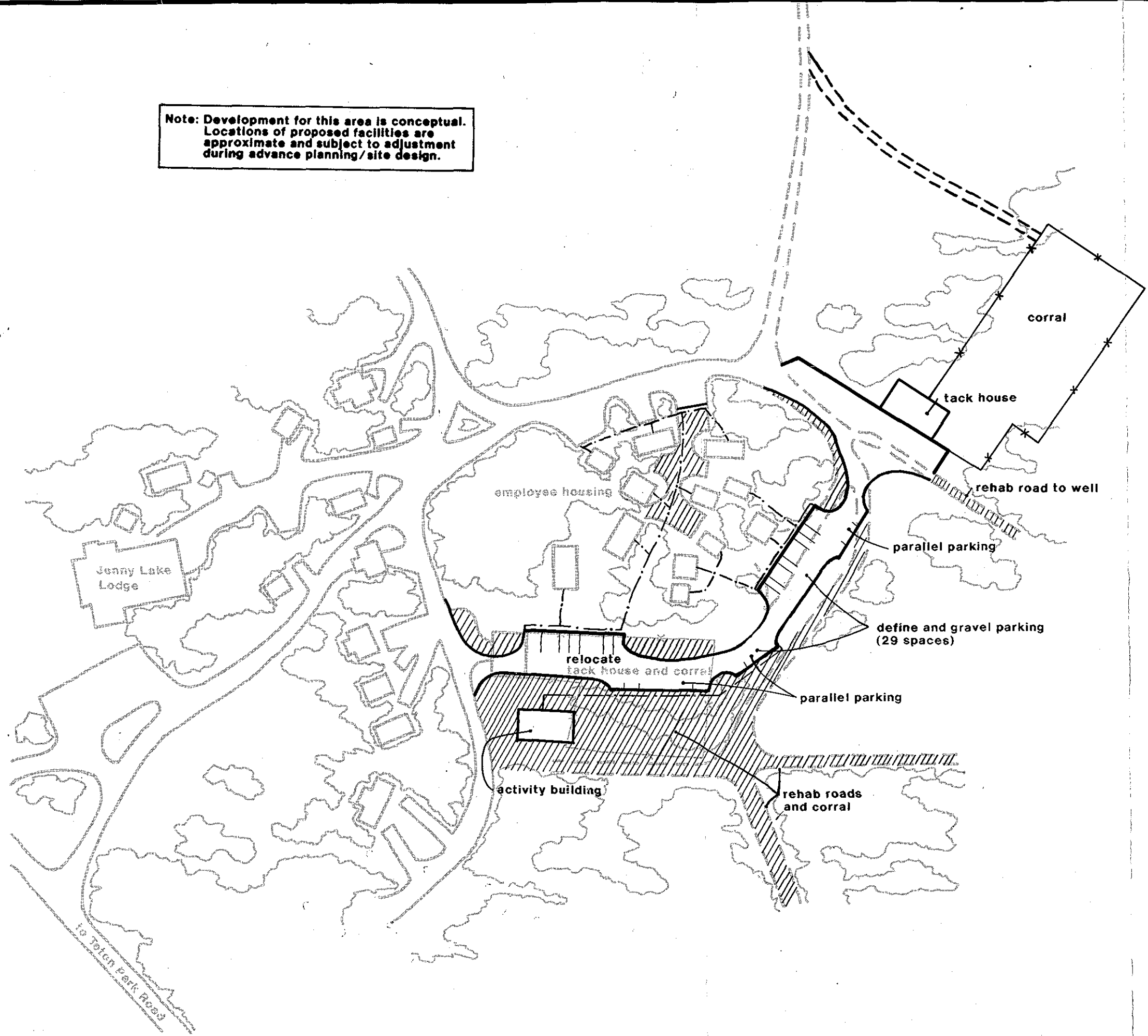
The kitchen will be renovated and rebuilt. A new activity building and tack shed will be constructed. The horse corral will be moved and screened. The total number of horses will be limited and horse use will be confined to designated trails. Accommodations for visitors will be improved by converting seven existing units from double to single units and providing seven additional units, but maintaining the current "pillow count."

String

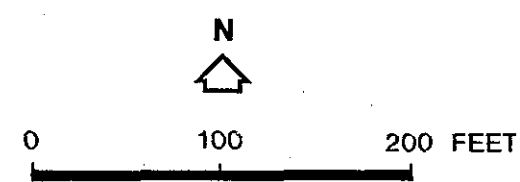
Lake



Note: Development for this area is conceptual.  
Locations of proposed facilities are  
approximate and subject to adjustment  
during advance planning/site design.



existing  
proposed



**JENNY LAKE LODGE DCP**  
Grand Teton National Park  
United States Department of the Interior -  
National Park Service



## Park Operations

Hiker/horse conflicts will be reduced by confining horses to a designated trail system.

## Circulation

The plan calls for improvements in road alignment and formalizing parking areas by defining, paving, curbing and screening with trees or fencing or both.

## OPERATIONS

Under the final plan, maintenance will require an additional 1.1 FTEs, visitor protection an additional 1.0 FTE, visitor services/interpretation an additional 2.0 FTEs, and resource management an additional 1.0 FTE, for a total requirement of 5.1 additional FTEs.

Estimates are based on a GS-5 step 5 salary for one full-time employee. Estimated yearly cost for additional staffing is \$114,627 and \$76,418 for supplies. Total recurring operation and maintenance costs under this alternative are \$191,045, with a one time equipment cost of \$45,000.

## CONSTRUCTION COST ESTIMATE

The estimated cost to the National Park Service for the plan is \$20,623,323. Table 6 outlines the itemized costs for the plan.

## FUTURE PLANNING NEEDS

Use of the Snake River corridor requires future planning. The river is used by many private and commercial float trip operators. Assessment of private and commercial float needs should be made. Capacity limits should be determined.

TABLE 6

ITEM DESCRIPTION	COST
Equipment Needs	
Visitor Protection Patrol car 1 @ \$15,000	\$15,000
Resource Management Pickup 1 @ \$15,000	\$15,000
Visitor Services/Interpretation Pickup 1 @ \$15,000	\$15,000
Total Equipment Costs	\$45,000

TABLE 6

ITEM DESCRIPTION	GROSS CONST. COST	ADV. & PROJ. PL. COST	TOTAL GROSS COST
<b>General - Phase II</b>			
Implement hazard fuel reduction program-20 ac.	\$131,000	\$25,000	\$156,000
Rehab impacted areas-270 acres	\$1,308,690	\$249,750	\$1,558,440
Dust palliative on gravel roads-LS	\$39,300	\$7,500	\$46,800
Subtotal	\$1,478,990	\$282,250	\$1,761,240
<b>Moose - Phase II</b>			
Expand visitor center-3,375 sf gross	\$884,250	\$168,750	\$1,053,000
Visitor center furnishings	\$132,638	\$25,313	\$157,950
Visitor center landscaping	\$88,425	\$16,875	\$105,300
Visitor center interp/audio visual	\$221,063	\$42,188	\$263,250
Additional office space-4,630 sf	\$818,816	\$156,263	\$975,078
Additional parking-50 cars	\$104,800	\$20,000	\$124,800
Upgrade 3-bedroom housing-22 ***	\$864,600	\$165,000	\$1,029,600
Upgrade 3-bedroom duplex-6***	\$251,520	\$48,000	\$299,520
Upgrade 2-bedroom apts-8 ***	\$293,440	\$56,000	\$349,440
Upgrade fuel sys.stor.EPA&500 yr fldpn.	\$262,000	\$50,000	\$312,000
New 3-bedroom house-3	\$353,700	\$67,500	\$421,200
New triplex-8	\$1,572,000	\$300,000	\$1,872,000
Community building-3,000 sf	\$491,250	\$93,750	\$585,000
Evergreen trees-200	\$65,500	\$12,500	\$78,000
Sprinkler irrigation system-6 acres	\$58,950	\$11,250	\$70,200
Hardened trails-6,200 lf	\$153,826	\$29,356	\$183,182
Low wooden fence-4,100 lf	\$96,678	\$18,450	\$115,128
Housing road-500 lf	\$68,229	\$13,021	\$81,250
Rd. resurf.housing loop-5,200 lf-22 ft w	\$122,111	\$23,304	\$145,415
Rehab existing housing road-800 lf	\$30,741	\$5,867	\$36,608
Bury 2,600 lf electric	\$47,684	\$9,100	\$56,784
Bury 2,600 lf telephone	\$17,030	\$3,250	\$20,280
Replace 3,000 lf waterline	\$216,150	\$41,250	\$257,400
Wastewater treatment replacement	\$786,000	\$150,000	\$936,000
Picnic sites & tables-22	\$43,230	\$8,250	\$51,480
Vault toilet at picnic area	\$26,200	\$5,000	\$31,200
Undrgr.water storage-50,000 gal	\$104,800	\$20,000	\$124,800
Paved parking-25 cars	\$52,400	\$10,000	\$62,400
Paved parking 14 RV	\$82,530	\$15,750	\$98,280
Menor's Ferry			
Implement furnishing plan	\$13,100	\$2,500	\$15,600
Improve & replicate cabin	\$19,650	\$3,750	\$23,400
New exhibits & photos	\$19,650	\$3,750	\$23,400
Concessioner cost 1)*			
Upgrade store/gas station facade LS 1)*			\$30,000
Sub Total	\$7,036,585	\$1,342,860	\$8,409,445

TABLE 6

ITEM DESCRIPTION	GROSS CONST. COST	ADV. & PROJ. PL. COST	TOTAL GROSS COST
<b>Beaver Creek - Phase II</b>			
Upgrade single family housing-5	\$229,250	\$43,750	\$273,000
Remove housing & mobile homes-29	\$94,975	\$18,125	\$113,100
Replace trailers & barracks w/duplex units-15	\$2,318,700	\$442,500	\$2,761,200
3-bedroom w/attached garage-3	\$455,880	\$87,000	\$542,880
Ranger station and winter rescue cache	\$154,580	\$29,500	\$184,080
Improve hist. bldgs. for storage	\$13,100	\$2,500	\$15,600
Paved parking-24 cars	\$37,728	\$7,200	\$44,928
Housing road-500 lf	\$68,229	\$13,021	\$81,250
Rehab existing housing road-900 lf	\$34,584	\$6,600	\$41,184
Wastewater treatment	\$288,200	\$55,000	\$343,200
Evergreen trees-50	\$5,895	\$1,125	\$7,020
Sewer pipe-4,500 lf	\$224,010	\$42,750	\$266,760
Underground electric-4,500 lf**	\$82,530	\$15,750	\$98,280
Sewer-4,500 lf	\$235,800	\$45,000	\$280,800
Water-4,500 lf	\$200,430	\$38,250	\$238,680
2 Wells-200 lf	\$41,920	\$8,000	\$49,920
Telephone-4,500 lf **	\$82,530	\$15,750	\$98,280
Subtotal	\$4,568,341	\$871,821	\$5,440,162
<b>Corridor: Beaver Creek to Lupine Meadows - Phase II</b>			
Cottonwood Creek turnout			
Picnic tables-3	\$1,965	\$375	\$2,340
Vault toilet	\$26,200	\$5,000	\$31,200
Snake River road			
Car parking-10	\$10,480	\$2,000	\$12,480
Signs-3	\$1,965	\$375	\$2,340
Highlands			
Cabins/relocated/upgraded-9	\$262,000	\$50,000	\$312,000
Cabins/upgraded-14	\$275,100	\$52,500	\$327,600
Gravel parking-36 cars	\$37,728	\$7,200	\$44,928
Climber's Ranch			
Relocate/upgrade-10 cabins	\$327,500	\$62,500	\$390,000
Gravel parking-22 cars	\$23,056	\$4,400	\$27,456
Exum			
Gravel parking-14 cars	\$22,008	\$4,200	\$26,208
Underground telephone-500 lf **	\$9,170	\$1,750	\$10,920
Underground electric-500 lf **	\$9,170	\$1,750	\$10,920
Septic system/leach field	\$65,500	\$12,500	\$78,000
Waterline-1,000 lf	\$44,540	\$8,500	\$53,040
Sewer line-1,000 lf	\$30,130	\$5,750	\$35,880
Well-100 lf	\$10,480	\$2,000	\$12,480
Relocate Teton Boat House	\$13,100	\$2,500	\$15,600
Gravel parking-2 cars & 5 trailers	\$22,008	\$4,200	\$26,208
Concessioner cost			
Exum-10 cabins adaptive use/move/remodel 3)*			\$84,100
Subtotal	\$1,192,100	\$227,500	\$1,503,700

TABLE 6

ITEM DESCRIPTION	GROSS CONST. COST	ADV. & PROJ. PL. COST	TOTAL GROSS COST
<b>Lupine Meadows - Phase II</b>			
Housing removal	\$65,500	\$12,500	\$78,000
Gravel trailhead parking-25 cars	\$131,000	\$25,000	\$156,000
Gravel road-9,100 lf	\$587,019	\$112,027	\$699,045
Gravel trailhead/boat launch parking	\$31,440	\$6,000	\$37,440
Hardened trails-3,300 lf	\$81,875	\$15,625	\$97,500
Low wooden fence-4,300 lf	\$101,394	\$19,350	\$120,744
Cottonwood creek bridge-75'lx24'w	\$141,480	\$27,000	\$168,480
Concessioner cost			
Exum-adaptive use/moved/remodl. office 3)*			\$20,000
Gravel parking area-30 cars 3)*			\$24,000
Subtotal	\$1,139,708	\$217,502	\$1,357,209
<b>Jenny Lake - Phase I</b>			
Relocate Crandal Studio/Ranger Station to visitor ser. cpl	\$131,000	\$25,000	\$156,000
Restore Crandal Studio/Ranger Station-2,000sf ****	\$655,000	\$125,000	\$780,000
Visitor ser. cplx. landscaping	\$13,100	\$2,500	\$15,600
Visitor ser. cplx. interp/audio/visual	\$131,000	\$25,000	\$156,000
Visitor ser. cplx. comfort station	\$117,900	\$22,500	\$140,400
Picnic area-20 tables	\$13,100	\$2,500	\$15,600
Reestab. cmpg. veg.-4,000 seedlings	\$26,200	\$5,000	\$31,200
Hardened trails-5,800 lf	\$143,902	\$27,462	\$171,364
Low wooden fence-8,600 lf	\$202,788	\$38,700	\$241,488
Rehab cmpg.-38 sites	\$69,692	\$13,300	\$82,992
Redesign cmpg.-add 8 cmpg. and 10 biker sites	\$70,740	\$13,500	\$84,240
Toilets-2	\$52,400	\$10,000	\$62,400
Paved road-800 lf	\$109,167	\$20,833	\$130,000
Replace waterline-2,600 lf **	\$115,804	\$22,100	\$137,904
Remove foot bridge	\$2,620	\$500	\$3,120
Jenny Lake concessioner cost			
Jenny Lake store 1)*			\$125,000
Upgrade dock facility 4)*			\$70,200
Subtotal	\$1,854,412	\$353,895	\$2,403,508

TABLE 6

ITEM DESCRIPTION	GROSS CONST. COST	ADV. & PROJ. PL. COST	TOTAL GROSS COST
<b>String Lake - Phase II</b>			
Paved parking - under construction	---	---	---
Hardened trails-5,300 lf	\$131,496	\$25,095	\$156,591
Low wooden fence-7,600 lf	\$179,208	\$34,200	\$213,408
Restrooms-2	\$54,583	\$10,417	\$65,000
Picnic site-40	\$52,400	\$10,000	\$62,400
Shade shelters-2	\$104,800	\$20,000	\$124,800
Entrance sign	\$6,550	\$1,250	\$7,800
Interpretive sign	\$1,310	\$250	\$1,560
<b>Subtotal</b>	<b>\$530,348</b>	<b>\$101,211</b>	<b>\$631,559</b>
<b>Jenny Lake Lodge - Phase II</b>			
Concessioner cost 1)*			
Move tack bldg & corral -1,000 sf			\$10,000
New activity bldg-1,000 sf			\$76,000
Gravel parking/log barriers-45 cars			\$63,200
Cabin expansion/remodel			\$36,000
Upgrade kitchen			\$300,000
<b>Subtotal</b>			<b>\$485,200</b>
<b>Grand Total</b>	<b>\$17,800,484</b>	<b>\$3,397,039</b>	<b>\$21,506,823</b>

TABLE 6

TOTAL PROJECT COST	
Phase I	\$2,403,508
Phase II	\$18,219,815
National Park Service Cost	\$20,623,323
Equipment cost	\$45,000
Concessioner Cost	
1)*Grand Teton Lodge Company	\$640,200
2)*American Alpine Club	-0-
3)*Exum Mountain Guides	\$128,100
4)*Teton Boat Co.	\$70,200
Total Concessioner Cost	\$838,500
<b>TOTAL PROJECT COST</b>	<b>\$21,506,823</b>

1)\* & 4) \*Includes all planning, design and construction costs. NPS policy requires that to the extent it is economically feasible, the concessioner undertake all costs relating to construction of its own facilities as well as utilities, roads, parking, and similar infrastructure. Such feasibility determination has not yet been made, but will be accomplished prior to implementation of this plan. The cost allocation above must therefore be regarded as tentative.

1)\*, 2)\*, & 3)\* At the new location these concessions will rent facilities provided by government improvements to conduct their operations.

\*\* Include existing to be buried

\*\*\*Housing upgrade includes new roof 6:12 pitch, electric wiring to code, replace exterior walks/patio, plumbing upgrade, garage expansion, interior remodeling

\*\*\*\* Concessioners using space would be charged a use fee.

## **CONSULTATION AND COORDINATION**

### **PUBLIC REVIEW PROCESS**

In June 1990, the National Park Service distributed the *Teton Corridor Development Concept Plan and Environmental Assessment* for Grand Teton National Park. The *DCP/EA* presented a proposal and three alternatives for addressing issues and mitigating impacts on the environment. A summary of substantive public comments and the National Park Service responses is presented in Appendix B.

Public participation and coordination with other agencies consisted of two formal reviews - review of the initial issues during scoping and review of the *DCP/EA*. These can be described as follows:

For initial identification of issues: A scoping brochure listing planning issues was distributed for a 30-day review period to agencies, organizations and individuals for comment during March 1989. An open meeting and workshops were held in Jackson and Moose, Wyoming in March 1989. Comments were received and used to help develop alternatives and refine planning issues.

For review of the *DCP/EA*: Comments were solicited from the public during a 90-day review period of the *DCP/EA*, ending September 8, 1990. A total of sixty-nine written responses were received from individuals and organizations during the period. Public meetings were conducted in Jackson and Moose on August 8th and 31st of 1990. Grand Teton park staff also met with interested publics during this period.

### **COMPLIANCE WITH SECTION 7 OF THE ENDANGERED SPECIES ACT**

The *DCP/EA* was sent to the U.S Fish And Wildlife Service for informal consultation under Section 7 of the Endangered Species Act. On June 15, 1990, the Fish and Wildlife Service State Supervisor in Cheyenne concurred with the NPS determination that the *Teton Corridor Development Concept Plan* is not likely to adversely affect endangered and threatened species in the area.

### **COMPLIANCE WITH SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT**

Section 106 for this plan is being completed with the Wyoming State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP) via a separate memorandum of agreement. The MOA will reference Appendix A, which is published as part of this document. Upon completion, it will serve to conclude Section 106 compliance for all properties, with effects determined (no effect, no adverse effect, or adverse effect)

and mitigation prescribed. For those properties where an "unknown effect" has been agreed to, further Section 106 compliance must take place before Section 106 compliance is concluded.



## **LIST OF PREPARERS**

### **Division of Planning and Compliance, Rocky Mountain Region**

Linda Carlson, Editor  
Katy Crone, Landscape Architect (Now with DSC)  
Lori Kinser, Visual Information Specialist  
Christopher C. Marvel, Project Manager/Team Captain

### **Grand Teton National Park**

Doug Barnard, Chief Park Ranger, Park Coordinator  
Edna Good, Concessions Specialist  
Robin Gregory, Landscape Architect  
Pete Armington, Jenny Lake Subdistrict Ranger  
Peter S. Hayden, Chief, Science and Resource Management  
Roger Haney, Chief Park Maintenance  
Linda Olson, South District Naturalist

**APPENDIX A**  
**HISTORIC STRUCTURES**

## TABLE OF CONTENTS

<b>Moose</b> .....	1
Menor's Ferry Historic District (1); Murie Ranch (2); 4 Lazy F Dude Ranch (3); The Chapel of the Transfiguration (4)	
<b>Beaver Creek</b> .....	5
The Old Administrative Area (5)	
<b>Beaver Creek to Lupine Meadows</b> .....	6
Bar BC Dude Ranch (6); Highlands Ranch (7); Lucas Fabian Place (8)	
<b>Lupine Meadows</b> .....	9
Kimmel Cabins (9)	
<b>Jenny Lake</b> .....	10
Jenny Lake Ranger Station Historic District (10)	
<b>String Lake</b> .....	11
String Lake Comfort Station (11)	

## Historic Properties General Description

**Moose: Menor's Ferry Historic District.** Menor's Ferry Historic District includes twelve buildings and structures, nine of which are listed on the National Register of Historic Places (04/16/69). The remaining three are noncontributing or are under reevaluation. The following is a list of the contributing structures, their NRHP status, the impact of the proposal, protective measures outlined in the DCP, and the rationale for the actions presented:

Historic Property Description	NRHP Status	Impact/Proposed Action	DCP Protective Measures	Rationale for Action
109-Maude Noble Cabin	Listed on National Register (4/16/69).	No effect-DCP retains historic properties	The DCP pre-scribes annual O&M costs necessary to implement the DCP, which includes maintenance of these structures.	Better visitor services. The replica of Menor's Ferry, and exhibits would increase visitor awareness of human history in the area.
110-Transportation Shed	Boundaries of district need to be re-examined.	Same as 109 and also prescribes upgrading furnishings according to the furnishing plan for the building.		
111-Maude Noble Storage Shed				
114-Menor's Smokehouse				
114A-Menor's Outhouse				
115-Menor's Storehouse				
116A-Menor's Well				
110A-Menor's Ferry				
116-Menor's Homestead				

## Historic Properties General Description

**Moose: Murie Ranch.** Murie Ranch area includes twenty-one buildings and/or structures, two of which are contributing under the Conservation context. The remaining nineteen are under reevaluation.

Historic Property Description	NRHP Status	Impact/Proposed Action	DCP Protective Measures	Rationale for Action
972-Studio 973-Murie Residence	Listed on National Register 4/23/90	Unknown effect- Pending the acquisition of these properties, the DCP prescribes retention and maintaining the integrity of the contributing buildings.	The plan prescribes O&M costs necessary to implement the DCP.	
973A-Murie Outhouse 974-Chena Cabin 976-Robins Nest Cabin 977-Cabin 978-Garage 979-Double Cabin 980-Double Cabin 981-Belvedere Cabin 982-Polaris Cabin 983-Double Cabin 984-Homestead 985-Cabin 986-Engine Room 987-Barn 988-Oil Shed 990-Storage Shed 991-Wood Shed 992-Root Cellar 993-Wood Shed	Structures under reevaluation by the NPS.			

## Historic Properties General Description

**Moose: 4 Lazy F Dude Ranch.** The 4 Lazy F Dude Ranch contains twenty-one buildings and/or structures evaluated under the Dude Ranching context, seventeen of which are contributing structures; four are noncontributing.

Historic Property Description	NRHP Status	Impacts/Proposed Action	DCP Protective Measures	Rationale for Action
399-4 Lazy F Lodge 400-4 Lazy F Cabin 400A-4 Lazy F Curing House 401,402-4 Lazy F Cabin 404-4 Lazy F Cabin 404A-4 Lazy F Smokehouse 406-4 Lazy F Icehouse 407-4 Lazy F Cabin 408-4 Lazy F Cabin 409-4 Lazy F Cabin 410-4 Lazy F Cabin 412-4 Lazy F Caretaker House 412A-4 Lazy F Outhouse 412B-4 Lazy F Garage 413-4 Lazy F Barn 414-4 Lazy F Tack Room 415-4 Lazy F Chicken Coop	Listed on National Register - 4/23/90	Unknown effect - Once private interests are relinquished, the buildings and/or structures would be 1) removed and the site rehabilitated, or 2) removed & considered for adaptive use inside the park and the site would be rehabilitated, or 3) removed & considered for adaptive use outside the park and the site would be rehabilitated, or 4) considered for retention in place compatible with day use only.	If removed, documentation of properties prior to their removal would be required.	The ranch is a life estate and within the 100 year floodplain of the Snake River. If retained, it would further elongate public access to the river. Buildings are in a 100 year floodplain precluding overnight uses. Also existing developments encroach on habitat of the endangered bald eagle and many other species that depend on riparian habitat.

## Historic Properties General Description

**Moose: The Chapel of the Transfiguration.** The Chapel of the Transfiguration is a private inholding and on the National Register of Historic Places (04/10/80).

Historic Property Description	NRHP Status	Impact of Proposal	DCP Protective Measures	Rationale for Action
762-Chapel of the Transfiguration	Listed on the National Register (4/10/80).	No effect-The proposal calls for the improvement of circulation in Moose and Chapel parking by segregating it from other functions.	The property is a private inholding. O&M costs necessary for maintenance of this structure are the responsibility of the owner.	Retention of the chapel preserves and exemplifies rustic architecture. The parking area serves both the Chapel and Menor's Ferry.

## Historic Properties General Description

**Beaver Creek: The Old Administrative Area.** The Old Administrative Area includes twenty-four buildings and/or structures, fifteen of which are contributing under the Rustic Architecture context, and nine of which are noncontributing.

Historic Property Description	NRHP Status	Impact/Proposed Action	DCP Protective Measures	Rationale for Action
1-Superintendent's Residence 2-Residence 6-Log Residence 7-Log Residence 8-Residence 10-Resource Management Office 16-Equipment Shed 17-Equipment Shed and Sign Shop 18-Carpenter Shop and Storage 21-Garage 22-Garage 23-Garage 24-Garage 26-Garage 32-Guests' Bath House	Listed on the National Register 4/23/90	No adverse effect -The DCP calls for the addition of 5 residential structures inside and adjacent to the Historic District. New construction, design compatibility, preservation, and maintenance will be in accord with <u>NPS-28, Cultural Resources Management Guideline</u> . (see page 128, DCP/EA, April 1990)	The plan prescribes O&M costs for maintenance of these structures and/or buildings. It also provides for the upgrading of some properties and design according to <u>NPS-28, Cultural Resources Management Guideline</u> .	Retention and use for housing serves to preserve historic properties and provide cost effective facilities.



## Historic Properties General Description

**Beaver Creek to Lupine Meadows: Bar BC Dude Ranch.** The Bar BC Dude Ranch includes forty buildings and/or structures (main house, lodge, barns, cabins, storage, generator building), thirty-seven of which are contributing under the Dude Ranching context, three of which are noncontributing.

Historic Property Description	NRHP Status	Impacts/Proposed Action	DCP Protective Measures	Rationale for Action
1365-Main House	Listed on the National Register 4/23/90	Unknown effect - Historic structures at the Bar BC Dude Ranch will be evaluated for preservation through a historic structures report. This report will guide decisions regarding the level of treatment for individual structures at the ranch site. The DCP provides minimal maintenance as necessary to retain the access road for administrative access. It calls for providing a trail and interpreting the site.		
1366-Lodge				
1367-Barn				
1367A-Bridge				
1368-Storage Shed				
1369-Cabin				
1370-Cabin				
1371-Cabin				
1372-Small Stable				
1373-Double Cabin				
1374-Cabin				
1375-Cabin				
1376-Cabin				
1377-Cabin				
1378-Cabin				
1379-Cabin				
1380-Cabin				
1382-Cabin				
1383-Cabin				
1384-Cabin				
1385-Tack Room				
1386-Cabin				
1388-Cabin				
1389-Cabin				
1391-Cabin				
1392-Cabin				
1393-Cabin				
1394-Cabin				
1395-Cabin				
1396-Cabin				
1397-Cabin				
1398-Cabin				
1399-Cabin				
1400-Cabin				
1401-Generator Building				
Outhouse				
Corral				

## Historic Properties General Description

**Beaver Creek to Lupine Meadows: Highlands Ranch.** The Highlands Ranch area includes twenty-two buildings and/or structures (main lodge, cabins, dormitory, and fire cache) that are potentially eligible for listing on the National Register of Historic Places. A Determination of Eligibility is to be prepared for this property.

Historic Property Description	NRHP Status	Impact/Proposed Action	DCP Protective Measures	Rationale for Action
1032-Main Lodge 1034-Dormitory 1035-Cabin 1036-Cabin 1037-Cabin 1038-Cabin 1039-Cabin 1040-Cabin 1046-Cabin 1048-Storage Shed 1049-Cabin 1050-Cabin 1051-Cabin 1052-Cabin 1053-Cabin 1054-Cabin  1041-Cabin 1042-Cabin 1043-Cabin 1044-Cabin 1045-Cabin 1047-Cabin	A determination of eligibility is to be prepared.	<p>Adverse effect - The DCP calls for the relocation of 1041-1045 and 1047 within the potential historic district boundary because the properties have been identified within the 100-year floodplain.</p> <p>Mitigation Action: Relocation and site development will be in accord with NPS-28 and design compatibility. Documentation to Historic American Building Standards will be completed for eligible buildings as per page 128 of the DCP/EA (April 1990) prior to relocation.</p>	The DCP calls for approximately \$500,000 to be spent on up-grading structures and/or buildings and supporting facilities in Highlands. The DCP also prescribes O&M costs necessary to maintain these structures. No action affecting these properties will be initiated until they have been evaluated for the National Register and consultation as specified under Section 106 of the NHRA is completed.	Retention, relocation of properties in the 100-year floodplain, and use of this area for housing serves to preserve potential historic properties.

## Historic Properties General Description

**Beaver Creek to Lupine Meadows: Lucas Fabian Place.** Lucas Fabian Place includes eleven buildings, has been determined eligible for listing on the National Register of Historic Places evaluated under the Conservation context and association with Harold Fabian.

Historic Property Description	NRHP Status	Impact/Proposed Action	DCP Protective Measures	Rationale for Action
746-Main Cabin 746A-Pump Shed 747-Lucas Cabin 748-Naomi's Cabin 749-Storage Shed 749A-Fabian Outhouse 750-Garage 751-Guest House 752-Power House 752A-Auto Bridge 752B-Low Water Bridge	Determined eligible for listing on the National Register - 5/12/90	Unknown effect - Alternatives for retention are being evaluated. In the interim, measures will be taken to protect the properties.	Documentation of existing characteristics of the structures and site is required prior to moving structures.	

## Historic Properties General Description

**Lupine Meadows: Kimmel Cabins.** The Kimmel Cabins consist of seventeen buildings and structures currently used by the park for seasonal housing. Thirteen are contributing under the Dude Ranching and Tourism context.

Historic Property Description	NRHP Status	Impact/Proposed Action	DCP Protective Measures	Rationale for Action
656-Cabin 657-Cabin 658-Cabin 659A-Pedestrian Bridge 660-Cabin 661-Cabin 662-Cabin 663-Cabin 664-Cabin 665-Cabin 666-Cabin 667-Cabin 668-Cabin	Listed on the National Register 4/23/90	Adverse effect - The DCP calls for moving the structures. The buildings would be adaptively used for housing at either Climber's Ranch, the new Exum and Teton Boat Co. housing site, and at Highlands. The site would be rehabilitated.	Documentation of the existing site and building relationships would be required prior to moving. Building would be reconditioned in new location.	Some structures and buildings are within the Cottonwood Creek 100-year floodplain and have had a record of flooding. The buildings are small (less than 420 sf), lack insulation, and have foundations that are unsound. Current use as housing is inappropriate because of these factors. The site is within a prime viewing area for the mountain range. Removal would permit the park to abandon an isolated utility system, reducing maintenance costs, and restore a prime resource area.
West Cabin West Cabin West Cabin West Cabin	Structures under reevaluation by NPS	Mitigation Measures: Documentation to Historic American Building Standards will be completed for eligible buildings as per page 128 of the DCP/EA (April 1990) prior to relocation. Documentation of Car Camp history would be included. Building would be rehabilitated upon transfer, to the Secretary's standards for rehabilitation. Building relocation would reflect the original Car Camp layout.		

## Historic Properties General Description

**Jenny Lake: Jenny Lake Ranger Station Historic District.** The Jenny Lake Ranger Station Historic District and surrounding area includes nineteen buildings and structures evaluated under the Architecture context. Four of the structures in the district are contributing; the remaining fourteen structures in the surrounding area are under reevaluation.

Historic Property Description	NRHP Status	Impact/Proposed Action	DCP Protective Measures	Rationale for Action
36-Ranger Station Jenny Lake Store 298-Crandall Studio	Listed on the National Register 4/23/90	No adverse effect. The DCP calls for relocation and adaptive use of buildings to the Visitor Service Complex. (see page Jenny Lake DCP #1 map, DCP/EA, April 1990)	The plan prescribes O&M costs to maintain these structures and/or buildings.	The DCP calls for approximately \$780,000 to be spent on restoration and relocation of two buildings. These have already been moved from their original location. The relocation and consolidation of facilities will help reduce visitor impacts (soil compaction and loss of vegetation) from random pedestrian traffic. Past placement of facilities near Jenny Lake has pulled visitors toward the shoreline on undefined paths and has caused resource damage.
39-Comfort Station 40-Comfort Station		No effect - The DCP calls for leaving the comfort stations in their existing location.		
TT1-Residence TT2-Corrals TT3-Wash House 34-Boat House 69-CCC Mess Hall 70-CCC Bath House 106-Cabin 107-Boat Residence 206-Cabin 297-Pump House 304-Concession Seasonal Housing 305-Concession Seasonal Housing 306-Trail Rides Office 307-Pump House	Structures under reevaluation by NPS.	Adverse effect- Pending reevaluation of structures, structures will be removed and considered for adaptive use elsewhere.  Mitigation Measures: If eligible, documentation to Historic American Building Standards will be completed for eligible buildings as per page 128 of the DCP/EA (April 1990) prior to relocation. If adaptively used, rehabilitate to Secretary's Standards for rehabilitation. Bldg. 34 and 107 will be relocated together.		

## Historic Properties General Description

**String Lake: String Lake Comfort Station.** The comfort station at String Lake is a contributing structure evaluated under the Architecture context.

Historic Property Description	NRHP Status	Impact of Proposal	DCP Protective Measures	Rationale for Action
43-Comfort Station	Listed on the National Register 4/23/90	No effect-the DCP calls for the retention of the comfort station.	The plan prescribes O&M costs to maintain this structure.	Retention preserves this historic property and is consistent with the use of the area.

**APPENDIX B**  
**PUBLIC COMMENTS AND RESPONSE**

## SUBSTANTIVE COMMENTS AND RESPONSES

The following are substantive comments on the *Teton Corridor Development Concept Plan and Environmental Assessment*, April 1990 and the National Park Service response. The comments are organized under headings published in the *DCP/EA*. Similar comments were grouped and capsulized in this analysis. The final plan reflected in this document includes substantial changes from the original proposal presented in the *DCP/EA* during public review in June to September 1990.

### GENERAL

**Comment:** Some of the *DCP/EA* tables contained errors.

Evergreen tree costs on pages 50, 51, and 79 are not the same.

**NPS Response.** Estimated gross construction costs for trees shown on pages 50 and 51 of the *DCP/EA* are correct -- only the number of trees change. Costs shown on page 79 of the *EA/DCP* were in error have been corrected. This reduced the final total by \$49,920 for Alternative B.

The cost for paving is in error on pages 51, 52, & 66 of the *DCP/EA*.

**NPS Response.** The costs shown on page 51 and 52 are for a paved road and the cost shown on page 66 is for a gravel road.

There are no funds shown for the replacement of the Cottonwood Creek bridge at Highlands (page 95 of the *DCP/EA*).

**NPS Response.** Statement made in regard to the Cottonwood Creek bridge at Highlands is in error. The bridge this statement refers to should have been the Cottonwood Creek bridge at Lupine Meadows. Costs are shown for the replacement of this bridge in the proposal, alternative A, and alternative B of the *DCP/EA*.

The *DCP/EA* does not state that Beaver Creek encroaches on the prime resource (pages 92-99).

**NPS Response.** Beaver Creek is zoned as an administrative area. Page 95 of the *DCP/EA* does state that the utility area at Beaver Creek encroaches on the prime resource. This area is slated for removal in the final plan.

The cabins in Lupine Meadows have interior plumbing and a telephone. Statements on page 97 of the *DCP/EA* are incorrect.

**NPS Response.** The cabins in Lupine Meadows (Kimmel cabins) do not have interior plumbing or telephones. Statements on page 97 of the



*DCP/EA* are amended to reflect the following:

A number of years ago the NPS built an enclosure onto the porches of the cabins to house a toilet, sink, and shower. These are not part of the historic structure. The area has one telephone located at the rescue cache.

## **PURPOSE AND NEED**

**Comment.** The Master Plan should be updated prior to issuing DCPs.

**NPS Response.** We agree the 1976 Master Plan needs to be updated to address a broad spectrum of issues facing Grand Teton National Park. We have placed the need for a new General Management Plan (GMP) for the park on the service-wide priority list. At the earliest, funds would not be available until 1993. If funded in 1993, the GMP would probably not be completed until 1996. GMPs addressed in NPS-2 may be changed by amendment if the focus of an issue is narrow -- "...an amendment deals essentially with a single issue..". In this case, this effort limited the issue to address just housing needs. The DCP amends the 1976 Master Plan for immediate housing needs in the Moose and Beaver Creek area through consolidation and reorganization of existing developed areas.

**Comment.** The NPS process of obtaining and using public input is inadequate.

**NPS Response.** The NPS has followed the prescribed public involvement process and has afforded the public opportunity to comment in accordance with NPS guidelines (see Public Review Process above).

## **THE PROPOSAL AND ALTERNATIVES**

**Comment.** The *DCP/EA* did not adequately examine alternative sites for housing that are less environmentally sensitive, such as Kelly, expanding at Moose, and the site west of the airport. The *DCP/EA* only evaluated a small portion of the park. The rationale for the expansion of housing in Moose and Beaver Creek is not adequately described. Expansion of housing at Moose and Beaver Creek is a major departure from the 1976 Master Plan. The amount of changes to the park proposed in the plan constitutes a major environmental impact and should have an environmental impact statement completed for the area.

**NPS Response.** We concur with some of the public comment and concern raised in this area and have adjusted our final plan to reflect consideration of those comments. Beaver Creek has been reorganized with the minimum expansion of housing necessary to replace phased out trailers and some substandard buildings. The plan recognizes the need for a parkwide analysis of housing prior to any major expansion. The plan includes replacement of capacity lost at Lupine Meadows at Moose, the removal of all permanent mobile homes, the replacement of seasonal inadequate overcrowded RV units with permanent structures, and the elimination

and rehabilitation of the "boneyard" at Beaver Creek.

The issue of housing needs was raised during our initial scoping done in the spring of 1989 and again during public review of the draft *DCP/EA*. The proposal, including the reorganization of the Beaver Creek administrative area, will bring existing infrastructure up to current NPS standards (as described in NPS-76, Housing) and provide for seasonal housing. In Jackson, the average 1990 cost of a 3-bedroom home is about \$215,000; and little low cost seasonal housing is available anywhere outside the park. The proposal would amend the 1976 Master Plan to the extent necessary to replace existing phased-out mobile home units and provide minimal expansion necessary to address immediate needs. Development needs, land and housing costs for seasonal employees, the ability of the park to attract seasonal employees by providing adequate housing, and functional relationships in the park and Jackson Hole have dramatically changed since the 1976 Master Plan. This, in turn, required our planning team to carefully evaluate the housing needs for this part of the park in this *DCP*. The rationale of the proposal was to minimally reorganize and consolidate like functional areas while removing others, reduce park resource impacts, and improve park operations and circulation. The plan consolidates scattered substandard development and allows the abandonment of one major utility system, saving maintenance costs.

Further, Beaver Creek, zoned as an "administrative area," has been used for housing since the park's inception, but has never had a development concept plan to guide the location of buildings. The reorganization of existing housing at Beaver Creek, the phase-out of permanent mobile homes from the area, and the complete rehabilitation of the maintenance "boneyard," coupled with replacement housing at Moose, is seen as a reasonable alternative to the relocation of the entire infrastructure elsewhere in the park. Most of the existing roads and the utility system can be used without major construction. Little land is impacted. The current site meets all the criteria for a logical site development. This alternative is further reinforced in that architecture of the new buildings would blend and be compatible with the Beaver Creek Historic District, which would not be impacted, thereby protecting a significant cultural resource.

Other alternatives were examined as documented within the *DCP/EA* on page 15. Kelly was considered but rejected because of cost, impacts to wildlife, and relationship to other facilities. The site west of the airport was considered but not fully analyzed, due to cost of relocating all infrastructure including utilities, the site's isolation from other park functions, and its relationship to other facilities.

The effects of this plan do not constitute a major federal action nor are there significant environmental effects as documented within the *DCP/EA*. In most cases the plan only seeks to consolidate and reorganize what is already existing and reduce environmental impacts.

**Comment.** The alternative of maintaining and rehabilitating the Exum Climbing School cabins in their existing location at a far lower cost than moving them wasn't considered.

wasn't considered.

**NPS Response.** Exum Mountain Guides' housing was placed in their current location on a temporary basis. These units are substandard, have no indoor plumbing and only a shared shower/rest room facility. They are not historic, and their retention would encroach on prime resource areas of the park - Cottonwood Creek and Lupine Meadows. For these reasons, the no-action alternative of maintaining the Exum Climbing School housing in the existing location was rejected.

**Comment.** There is little factual justification that the proposed solution is more effective than the current condition.

**NPS Response.** Proposed changes respond to the need to consolidate like functions displayed as a goal of the plan. The interrelationship of all functions in the area and the need to consolidate those functions are documented in the *DCP/EA*. However, in response to public comment on the *DCP/EA*, we revised the final plan to include minimum necessary consolidation and reorganization of existing uses.

**Comment.** Alternatives to the visitor center at the south boundary that were not considered are: 1) a new sign at the Moose junction and 2) a pre-park mini-visitor center in Jackson.

**NPS Response.** Alternative B considered maintaining the visitor center in its existing location; future planning on page 49 of the *DCP/EA* addressed NPS participation in a multi-agency pre-park facility in or near Jackson. The final plan provides an expanded visitor center in the present location at Moose and includes consideration for a new facility in the vicinity of the park's southern boundary, if warranted.

The NPS will cooperate in interagency efforts to provide one-stop visitor information on resource attractions.

**Comment.** There is no clear breakdown in priorities and funding for the plan.

**NPS Response.** The final plan as well as the *DCP/EA* (Pages 49-53, 65-68, and 78-82) identify priorities through phasing. The plan has been revised to more clearly show the priority for implementation and funding. This plan provides long-term direction and is completely dependent upon congressional funding for implementation and completion.

**Comment.** The use of a unified architectural theme is not supported by evidence that this would be attractive to the user.

**NPS Response.** A unified architectural theme, identified as an issue during

scoping in 1989, is relevant to improving the overall appearance of the park structures in the corridor. Public comments, public workshops in June 1990, and comments by the Wyoming State Historic Preservation Office (SHPO) and the Advisory Council of Historic Preservation (ACHP) suggest a strong preference for preserving and enhancing the character of the "Old West." Retention of historic structures was identified as a primary issue in the *DCP/EA*. While the complete preservation of all old log structures is not possible because of other conflicts with natural park resources, the unified log architectural theme of the plan is an important part of solving planning issues.

**Comment.** The dock design is so far upstream that it would make it impossible for boats to make a landing approach.

**NPS Response.** A development concept plan is a plan that looks at a proposed action in sufficient detail to compare alternatives, to estimate costs including the cost of advance planning (site design, contract documents/specifications, and construction costs) and to determine environmental consequences of a proposed action. It is not a final design. Upon approval of the plan and project funding, detailed designs will be completed. The final plan does not call for relocating the dock, but allows for the reconstruction in its existing location. The concessioner will be fully involved in determining the actual design of the boat dock.

**Comment.** The three options displayed are a random agglomeration of independent actions and are an inadequate specification of alternatives.

**NPS Response.** NEPA requires agencies to study, develop, and describe alternatives to recommended courses of action "in any proposal which involved unresolved conflicts concerning alternative uses of available resources." NEPA Compliance Guideline, NPS-12, requires alternatives considered to be distinctly different and reasonable in terms of cost and time required for implementation.

The *DCP/EA* evaluates many sets of options for management action of each area. A complete alternative, however, fully responds to issues identified during scoping and to the constraints (*DCP/EA* pages 1-11). Alternatives are distinctly different considering all interrelationships existing between one area of the corridor and another. This required assembling the management options documented on pages 15 through 89 of the *DCP/EA*.

**Comment.** Why didn't the NPS consider an alternative that would restore and preserve the Lucas-Fabian cabins entirely at private expense and to be used as a nordic touring center in the winter, operated as a concession or non-profit organization?

**NPS Response.** Alternatives for retention are being evaluated. In the interim, measures will be taken to protect the properties.

**Comment.** The Jenny Lake Ranger Station plan does not show sufficient detail to show the actual planned action.

**NPS Response.** A development concept plan looks at a proposed action in sufficient enough detail to compare alternatives and determine the environmental consequences of a proposed action. It is not a final design.

For the actions proposed at the Jenny Lake area, a final site design will be produced prior to implementation. The actual location is shown and is adequate for the determination of costs and environmental impacts.

**Comment:** The sale of the Rudd operation to the National Park Service in the Jenny Lake Area and options to moving this horse operation or reducing the size were never discussed.

**NPS Comment:** The decision to purchase and remove the Rudd operation was made prior to the completion of the plan and was based on an evaluation of resource-related impacts, conflicts with hikers and other factors. The agreement negotiated with Mr. Rudd calls for termination of the horse trail rides by December 31, 1993. Relocation of this concessioner service was discussed as an option by the staff, but was not developed as an alternative because adequate opportunity exists elsewhere. Two other concessioners provide trail riding for visitors and private horseback riding is a permitted use within the park.

**Comment:** The proposed removal of Exum housing and climber ranger's housing from Lupine Meadows does not show any evidence of analysis.

**NPS Response.** A description of the existing development is on pages 97 and 119 and the impacts of each alternative considered is on page 120. The thrust of the entire Teton Corridor DCP was to, where practical, consolidate/cleanup what was already existing to support the continued preservation of unimpacted land and rehabilitate existing sites where scattered development has impacted the resources. The movement and consolidation of Exum concessioner housing to the Climber's Ranch area is consistent with this objective and reduces costs of maintaining separate roads and utility systems.

**Comment:** The X-Quarter-Circle-X location should be considered for the Rescue Cache location.

**NPS Response.** The X-Quarter-Circle-X location was considered as the Rescue Cache location in the no-action alternative. This was rejected because of the site's existing natural resource impacts and its proximity to Cottonwood Creek.

## **AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES**

**Comment.** The DCP/EA inadequately describes impacts of moving facilities from one place to another. There is a co-dependency of other parts of the park that should be considered prior to completion of this EA.

**NPS Response.** Maps on page 13, 21, 57, and 73 of the EA illustrate the response each alternative makes to the issues described on pages 9 through 12. Descriptions of how each area's facilities and impacts relate to one another are shown starting on page 83. Impacts of each alternative and its component pieces are assessed on pages 90 through 131. A summary and comparison of those impacts are on page 132.

**Comment.** The *DCP/EA* does not include any research or demographic studies to support proposed changes. The economic benefit analysis and alternatives comparison isn't shown in the *DCP/EA*.

**NPS Response.** Pages 116 to 122 of the *DCP/EA* contain a full description of the socioeconomic environment along with estimated impacts of each alternative. This includes a thorough discussion of the demographics of the area as well as a discussion of the importance of recreation/visitation to the economy of Jackson Hole. Any decrease in visitor satisfaction or services because of inability to recruit and house seasonal employees at the park, could have a negative effect on visitors and result in a decreased visitation. The plan simply shows what facilities are needed to maintain existing services and infrastructure. Selected references are shown in the back of the *DCP/EA*.

**Comment.** The *DCP/EA* does not indicate where the 4 Lazy F encroaches on foraging and roosting habitat for bald eagles (page 94).

**NPS Response.** According to the park biologist, the entire riparian area bordering the 4 Lazy F Dude Ranch is potential foraging and roosting habitat, which is largely unused at present due to human activity.

**Comment.** The removal of the Taggart horse corral works to the disadvantage of the NPS and the public and no evidence given that the NPS analyzed their parkwide needs for horse patrols or horse-assisted rescues.

**NPS Response.** We agree and have changed our final plan to reflect retention of the Taggart horse corral, but also call for the reduction of the impact of grazing by requiring the feeding of stock.

**Comment:** The *DCP/EA* proposal exhibits indifference to obligations to preserve historic structures, is contrary to National Park Service direction, and Section 106 compliance protecting these properties. The proposed modification to Jenny Lake, Lupine Meadows, and Climber's Ranch is destructive to park resources.

**NPS Response:** The NPS has worked with the Wyoming SHPO to clearly evaluate the difficult choices to be made between preservation of historic resources and protection and preservation of natural resources. The impacts are documented in the *DCP/EA* - Appendix A and pages 127-131, and Plan - Appendix A. The authorization of activities, retention of historic buildings, and use thereof was

The National Park Service is working toward obtaining concurrence from the ACHP and the SHPO of actions outlined in the plan for completion of Section 106 Compliance via a Memorandum of Agreement. This will complete Section 106 compliance for most properties addressed in the plan. Further Section 106 compliance will be needed following a determination of proposed actions on the 4 Lazy F Dude Ranch, Bar BC Dude Ranch, Menor's Ferry, and Lucas Fabian Place. If any actions affect historic buildings and structures that have been determined eligible for listing on the National Register of Historic Places, the work must meet the *Secretary of the Interior's Standards for Rehabilitation* and any other constraints mandated by NPS-28, *Cultural Resource Management Guideline*. This includes actual stabilization projects as well as new construction in or adjacent to a historic district. Before such project can start, the plans and drawings will be reviewed and approved by the Regional Historical Architect. Removal of historic buildings or structures will have an adverse effect on the cultural qualities that qualify them for listing on the National Register of Historic Places.

The plan carefully strives to preserve *significant* historic structures--it retains and provides interpretation for Menor's Ferry; it retains the Beaver Creek historic district; it retains the historic comfort stations at Jenny and String lakes; and it provides for the adaptive use in the park of the Kimmel cabins, Jenny Lake Ranger Station, and Crandall Studio. All of the structures being retained and maintained, to some degree represent a significant investment in cultural resource management by Grand Teton National Park.

**APPENDIX C**  
**STATEMENT OF FINDINGS**



## STATEMENT OF FINDINGS FOR FLOODPLAINS

### INTRODUCTION

Four park areas identified in the Teton Corridor Development Concept Plan are located in floodplains. Park headquarters at Moose, the 4 Lazy F Ranch, and Bar B C Ranch are located in the Snake River floodplain. The Beaver Creek utility yard, Highlands Ranch and the Kimmel Cabins are located along Cottonwood Creek floodplain.

The National Park Service considered a range of alternatives in the development concept plan to avoid or mitigate the adverse impacts associated with occupation of floodplains, in accordance with the National Park System Final Procedures for Implementing E.O. 11988 and 11990 (45 FR 35916 as revised by 47 FR 36718). NPS regulations also require the analysis of critical actions that occur within the 500-year floodplain. Critical actions include the storage of hazardous materials, sewage treatment plants with capacities greater than 40,000 gpd, hospitals or emergency stations, irreplaceable objects or collections, and assembly areas or toxic chemical storage. If critical actions are identified within the 500-year floodplain, corrective measures need to be prescribed. Corrective measures are described within the *Teton Corridor Development Concept Plan and Environmental Assessment, April 1990 (DCP/EA)*. There are no applicable State of Wyoming regulations regarding occupation of floodplains. Teton County has adopted one of the Federal Emergency Management Agency's standard ordinances that allows occupation of the 100-year floodplain, as long as finished building elevations are 1 foot above the 100-year flood level.

In June 1990, the National Park Service distributed the *DCP/EA*. The *DCP/EA* presented a proposal and three alternatives for solving issues described within the Purpose and Need section and analyzed associated impacts on the environment of each alternative. Public comments for the *DCP/EA* were solicited during a 90-day period, beginning June 8, 1990 and ending September 8, 1990.

The *Teton Corridor Development Concept Plan (DCP)* represents a combination of the proposal and alternatives considered in the *DCP/EA* and is the most practical alternative for mitigating the flood hazards and protecting beneficial floodplain values. Floodplain maps are attached to this statement.

No wetlands would be affected by the plan.

### SNAKE RIVER FLOODPLAIN - Moose, 4 Lazy F Dude Ranch, and Bar BC Ranch

#### Affected Environment

Three areas -- Moose, 4 Lazy F Dude Ranch, and Bar BC Ranch -- are either within the 100-year, 500-year, or probable maximum floodplain (PMF) of the Snake River. The PMF is defined as a flood caused by the failure of Jackson Lake Dam. Jackson Lake Dam is about 24 miles north of Moose and controls some river flow. There is no potential for flash flooding in the area. The area is characterized by alluvial soils. Vegetation along this area consists of cottonwood, willow, blue spruce, and sedges.

Of particular concern along the Snake River is earthquake activity that could result in failure of the Jackson Lake Dam. The appearance of the Teton Range and Jackson Hole is a result of the area's recent geological activity. The last large earthquake in the region was in 1959 and occurred 50 miles north of the Tetons. Movement along the Teton Fault has averaged 1 foot every 300 years.

The corridor is in an area that could have earthquake nucleation of a magnitude of between 6.9 to 7.5 on the Richter scale. Of major concern during an earthquake is the secondary effect of a possible rupture of the Jackson Lake Dam. The Snake River would flood were the Jackson Lake Dam to break. The Jackson Lake Dam was recently reconstructed. According to the Bureau of Reclamation, seismic events were taken into account during design and the Jackson Lake Dam was designed to withstand earthquakes of no greater than 7.5 on the Richter scale. This dam design criteria reflects "an estimate of

the maximum credible earthquake that could occur...and can be estimated that the probability of dam failure would be about 1 in 10,000."

**Moose.** Park headquarters at Moose includes a public service area, administrative offices, visitor center, maintenance area, raft launch, housing, Menor's Ferry Historic District, and the Chapel of Transfiguration. A special study done by the U.S. Army Corps of Engineers for the Moose area shows development to be outside of the 100-year floodplain. The entire developed area, however, is within the 500-year floodplain and PMF dam failure floodplain. If Jackson Lake Dam were to rupture, most of the Moose area would be under 5 feet of water.

Vehicle and fuel oil in the public service area is stored in underground tanks: one 1,000-gallon tank that stores fuel oil; four other tanks, a 6,000-, 8,000-, and two 4,000-gallon vehicle storage tanks. These were installed before 1965 and are scheduled for tightness testing. Fuel is stored in underground tanks at the maintenance area. Vehicle fuel is stored in three tanks - a 2,000-gallon and two 10,000-gallon tanks. Two tanks, a 3,600-gallon and an 8,000-gallon, store heating oil. A 37,000 gpd sewage treatment plant is located behind the maintenance area. Each residence in the housing area at Moose has its own fuel storage. There are approximately twenty-eight 500-gallon tanks used for fuel oil storage in the Moose housing area. The entire Moose area has a maximum of 71,200 gallons of gasoline and fuel oil stored at one time.

Valuable collections are stored on the first floor and exhibited at Moose Visitor Center.

**4 Lazy F Dude Ranch.** The 4 Lazy F Dude Ranch is a life estate and lies just north of Moose and consists of 21 buildings and structures and is within the 100-year, 500-year or the probable maximum floodplain of the Snake River.

**Bar BC Ranch.** The area includes 40 buildings and structures. These consist of a main house, lodge, dining hall, barns, corrals, cabins and service/laundry buildings. The ranch buildings are within the 100-year, 500-year or the probable maximum floodplain of the Snake River.

**Existing Mitigation Measures.** Existing warning devices would alert Park Headquarters. The Bureau has instruments at the dam that are remotely linked through satellites to their Boise office, which monitor the dam constantly.

The reconstruction of the Jackson Lake Dam has just been completed. Under the Safety of Dams Program, the Bureau of Reclamation has developed an emergency preparedness plan for the evacuation of floodplain residents in the event of a dam failure. If a large earthquake of 7.5 or more on the Richter scale were to occur near the dam, inundation would be restricted for the most part to the present Snake River channel and floodplain. This area would encompass all development at Moose, 4 Lazy F Dude Ranch, and Bar BC Ranch. Bar BC Ranch and Moose, including the 4 Lazy F Dude Ranch, are located 21.6 and 24.5 miles, respectively, downstream from the dam. The travel time in the event of flood is 4.5 and 5.0 hours, respectively.

In addition, a park emergency action plan has been written and a river gauge, which monitors above-normal water discharge, located about 1,100 feet downstream of the dam was installed, with a direct alarm to the dispatch office at Moose. Were a large earthquake to occur, the alarm would be activated and evacuation procedures implemented. Because of the high visibility of the Jackson Lake Dam, existing warning devices/programs, and the time a flood would take to reach Moose or Bar BC Ranch, the area could be evacuated, preventing loss of life.

#### **Why Development Actions Are Located in the Floodplain**

The existing development including access roads were constructed between 1950 and 1963 before floodplain studies were conducted for the area. After flood studies for developed areas were completed in 1989 and material furnished by the Bureau of Reclamation reviewed, it became apparent that some park developments were located within the 500-year or dam failure floodplain.

The 1976 *General Management Plan* recognized the problem with the Moose area intruding on a floodplain, but never examined which floodplain, and allowed development of the area to continue.

Rationale for the Moose location was based on the merits of its central location from which park resources could be efficiently administered and visitors served. Investments made in the Moose area over the years have been substantial. Other locations for park headquarters and housing in the park, such as Kelly and Abercrombie Warm Springs, are infeasible because of costs associated with reinvestment, environmental impacts, visual intrusion, and/or operational considerations.

Both the Bar BC and 4 Lazy F Dude Ranch were previously under private ownership and never examined under park management plans.

### **Alternatives Considered**

A review of alternatives to avoid the adverse impacts of human occupation of floodplains was undertaken by the staff of Grand Teton National Park and the Rocky Mountain Regional Office of the National Park Service. The *Teton Corridor DCP*, the final plan, uses a combination of structural modifications and removal and relocation of facilities and objects to mitigate adverse impacts. A brief discussion of floodplain alternatives follows:

*Teton Corridor DCP.* No facilities would remain in the 100-year floodplain. The Teton Corridor DCP complies with the National Flood Insurance Program.

The valuable collection of sketches would be moved to another location outside of the 500-year floodplain and the PMF. All of the underground fuel storage tanks would be replaced or reconditioned. All replaced tanks would be securely anchored and constructed with double walls having cathodic protection against leakage. The twenty-eight separate 500-gallon fuel tanks used for existing housing would be consolidated to one centralized gas system. Fuel tanks would be equipped with an automatic buoyancy shutoff valve, which would be activated were a flood to occur. In this way fuel tanks would be completely flood-proofed against erosive and hydraulic forces expected with a 500-year flood. Fuel spillage during a flood would be automatically contained and water contamination would be avoided.

Once private interests are relinquished at the 4 Lazy F Dude Ranch, buildings would be removed and the site would be rehabilitated. Facilities that remain at Moose, Bar BC Ranch and the 4 Lazy F Dude Ranch would be subject to flooding were the dam to fail. Existing mitigation measures are considered adequate for the areas to be evacuated and loss of life prevented.

**Proposal in the DCP/EA.** This is the same as the final plan.

**Alternative A.** No facilities would remain in the 100-year floodplain. The valuable collection of sketches at Moose would be moved to the new visitor center at the south boundary. Existing fuel storage would be removed and relocated to the South Boundary along with park facilities.

Once private interests are relinquished at the 4 Lazy F Ranch, buildings would be removed and the site would be rehabilitated. Facilities that remain at Moose, Bar BC Ranch and the 4 Lazy F Ranch would be subject to flooding were the dam to fail. Existing mitigation measures are considered adequate for the areas to be evacuated and loss of life prevented.

**Alternative B.** This would be the same as the Teton Corridor DCP except that facilities in Highlands Ranch, the Kimmel Cabins, Lupine Meadows NPS housing and fuel Storage at Beaver Creek would remain in the 100-year floodplain.

**No-Action Alternative.** Under no-action, use of existing structures would continue. The existing critical actions of storing museum and archival material and storing fuel and toxic substances in the 500-year floodplain would be continued, as would the potential loss of irreplaceable documents and contamination

of floodwaters.

Facilities that remain at Moose, Bar BC Ranch and the 4 Lazy F Dude Ranch would be subject to flooding were the dam to fail. Existing mitigation measures are considered adequate for the areas to be evacuated and loss of life prevented.

**Alternative Considered But Rejected.** Designing total protection from the PMF was considered. This would have entailed substantial levees and berms. Because of the high cost and environmental and visual impact, this option was not selected.

#### **COTTONWOOD CREEK FLOODPLAIN - Beaver Creek Maintenance Area, Highlands Ranch, and Kimmel Cabins**

##### **Affected Environment.**

Three areas - Beaver Creek Maintenance Area, Highlands Ranch, and Kimmel Cabins - are either within the 100-year or 500-year floodplain of the Cottonwood Creek. There is no potential for flash flooding in the area. Vegetation along the creek area consists of primarily cottonwood, willow and sedges.

**Beaver Creek Maintenance Area.** This area is used by maintenance for yard storage. A portion of the yard is within the 500-year floodplain. Fuel storage (5 fuel tanks) is potentially hazardous.

**Highlands Ranch.** Park seasonal housing at Highlands Ranch backs onto Cottonwood Creek. Eight buildings are within the 100-year floodplain. Of these, one (No. 1032) is built on stilts with the floor elevation above the base floodplain and is adequately protected against a flood.

**Kimmel Cabins.** The Kimmel Cabins in Lupine Meadows, used for seasonal park housing, are located in the Cottonwood Creek 100-year floodplain.

##### **Why Development/Actions Are Located in the Floodplain**

The existing development, including access roads, were all constructed between 1950 and 1963 before studies were conducted for the area. After flood studies were completed in 1989, it became apparent that developments were within the 100- and 500-year floodplains. Developments at Kimmel Cabins and Highlands Ranch evolved into seasonal housing to rectify housing shortages for seasonal employees. Beaver Creek Maintenance Area also evolved into a storage yard because of its central location and easy access to park resources.

##### **Alternatives Considered**

A review of alternatives to avoid the adverse impacts of human occupation of floodplains was undertaken by the staff of Grand Teton National Park and the Rocky Mountain Regional Office of the National Park Service. The *Teton Corridor DCP* utilizes a combination of structural modifications, removal and relocation of facilities and objects to mitigate adverse impacts. A brief discussion of floodplain alternatives follows.

**Teton Corridor DCP.** The DCP complies with the National Flood Insurance Program. Under the plan, the materials in the Beaver Creek Maintenance Area would be relocated to the Blacktail Borrow site. The old road with the floodplain area would be eliminated and the area rehabilitated. Kimmel Cabins would be removed and the site rehabilitated. The buildings within Highlands Ranch that are not flood-protected would be relocated.

**Proposal in the DCP/EA.** This is the same as the final plan except that the old road at Beaver Creek would be rerouted to avoid the floodplain area.

**Alternative A.** Under this alternative, the materials in the Beaver Creek Maintenance Area would be relocated to the Blacktail Borrow site. Structures at Highlands Ranch and Kimmel Cabins would be removed and each site would be rehabilitated.

**Alternative B.** Under this alternative, the materials in the Beaver Creek Maintenance area would be relocated to the Blacktail Borrow site. The old road would be rerouted to avoid the floodplain area. The building within Highlands Ranch that is not flood-protected would be relocated. The Kimmel Cabins would be retained, unoccupied, for their historic value.

**No-Action Alternative.** Under no-action, use of existing structures would continue. The existing use as seasonal housing within a 100-year floodplain would continue. The existing critical actions of storing fuel and toxic substances in the 500-year floodplain would continue, as would the potential loss of irreplaceable documents and contamination of floodwaters.

#### **EFFECT ON NATURAL OR BENEFICIAL FLOODPLAIN VALUES**

None of the proposals at developed sites would adversely affect the water resource values of floodplains related to the natural moderation of floodwaters, maintenance of water quality, and ground water recharge. No living resource values would be affected. The natural and beneficial values of the floodplains or wetlands would not be adversely affected (see "Affected Environment and Environmental Consequences" section of the draft environmental assessment). Actions would accommodate the natural and beneficial values of the floodplains, by reducing the risk of contamination of floodwaters by toxic material and stored fuel. Short-term disruption of vegetation and soil loss by construction activities would not increase the potential for erosion or downstream siltation in the event of normal storms.

#### **CONCLUSION**

Based on the information provided, the National Park Service has determined that the proposed actions for the *Teton Corridor Development Concept Plan* in the Snake River and Cottonwood Creek floodplain are the most practicable alternatives. This decision was based on the need to provide adequate visitor and administrative facilities, to improve visitor safety, and to improve resource protection. The risk is minimized by the provision of flood emergency warning and response procedures currently in place, which would be activated in the event of the failure of the Jackson Lake Dam. There will be no adverse effect on the natural or biological values of floodplains or wetlands in the area identified in the *Teton Corridor DCP*.

Recommended:

Lorraine Mintzinger  
Regional Director, Rocky Mountain Region

1-3-91  
Date

Approved:

Jim Ridenour  
Director, National Park Service

2/12/91  
Date